

M1 JUNCTION 21A LEICESTER LE3 3AW

High quality contemporary self-contained offices available from 2,000 sqft up to 20,000 sqft

- Excellent access to M1 J21A / A46
- Design & Build packages
- Flexibility in sizes and specification
- Close proximity to M1 J21/M69
- Detailed planning consent for a single 16,000 sq ft unit

FOR SALE / TO LET







LOCATION

- Strategic location on Ratby Lane providing direct access to J21A (1.5miles) with outer ring road accessible within a few minutes drive
- Leicester city centre within 10 mins drive time
- Walking distance to Park and Ride located on Ratby Lane, providing a 15 min regular city centre bus shuttle service into Leicester
- Nearby facilities include Fosse Retail and meridian leisure parks along with local shopping at Leicester forest East

DEVELOPMENT

- LE3 is now a recognised out of town business Park for Leicester with 4 successful phases already completed
- The final phase is due to commence on site shortly for occupation in Spring 2018

SPECIFICATION

- High quality contemporary self-contained buildings
- Prime specification to include LED lighting, full carpeting, kitchenette, WC facilities and heating/cooling system
- Dedicated generous onsite parking with a ratio of 3:1000 sqft

ACCOMMODATION

Buildings will be available from 2,000 sqft up to 20,000 sqft with flexible opportunities to meet your precise size requirements

EPC

The buildings are expected to have an EPC Rating of A

TERMS

Available Freehold or Leasehold quoting terms available on request

VAT

VAT will be payable on the purchase price / rent

For further information contact the joint agents



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