



**NOW AVAILABLE TO LET**

**SITE AREA**  
**3.60 acres**

# Prime HQ Office Building & Modern Warehouse

- Adjacent to J21, M1/M69 & Fosse Park
- Prime Business Park & Amenities
- Flexible office splits from 26,116 sq. ft. to 52,444 sq. ft.
- Self contained warehouse - 14,570 sq. ft.

**MERIDIAN EAST, LEICESTER, LE19 1UX**



# Prime Location

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Meridian Business Park is one of the premier business parks within the East Midlands, being located at the intersection of the M1 (Junction 21) and M69, some 3 miles south west of Leicester City Centre.

The M69 provides excellent connectivity to the M6 and wider Midlands conurbation, while Leicester Railway Station provides direct services to London and Birmingham, both reachable in approximately 1 hour.

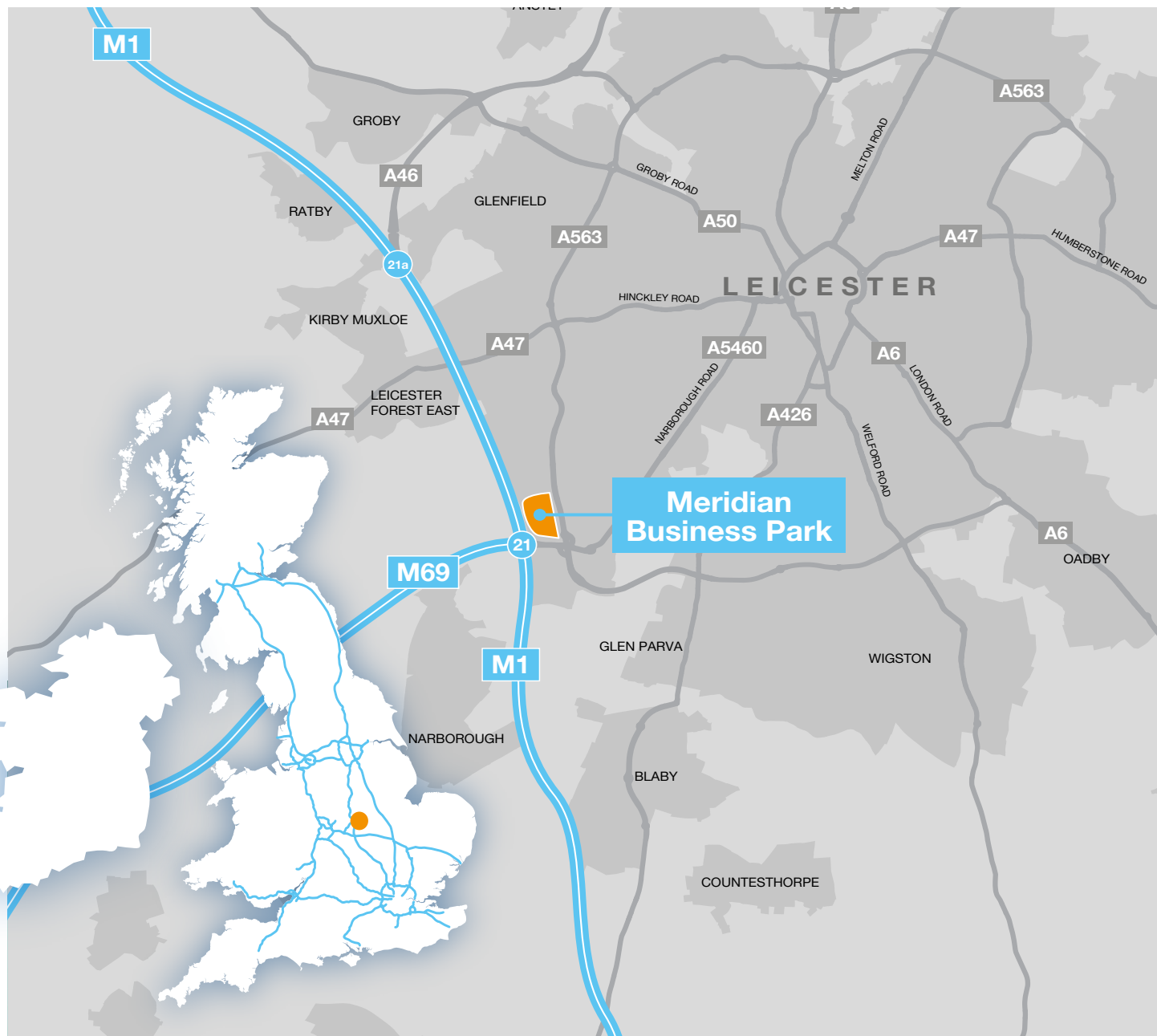
The park contains a mix of uses including offices, industrial, distribution and leisure with occupiers including Akzo Nobel, Toyota, Persimmon Homes and DHL Supply Chain.

Meridian East forms the main spine road through the Park running parallel with the A563 Lubbethorpe Way. The property occupies a prominent corner position with frontages and access off both Meridian East and Meridian North.

## CONNECTIVITY

DISTANCE TRAVEL TIME

M1 Junction 21 (M69)	0.5 miles (0.8 km)	1 min
Leicester City Centre	3 miles (4.8 km)	15 min
East Midlands Airport ✈	20 miles (32 km)	23 min
East Mids Gateway Freight Terminal	21 miles (33 km)	27 min
Coventry City Centre	22 miles (35 km)	33 min
Birmingham International Airport ✈	33 miles (53 km)	38 min
Nottingham City Centre	31 miles (49 km)	40 min
Birmingham City Centre	41 miles (66 km)	55 min
London City Centre	99 miles (159 km)	2 h 16 min

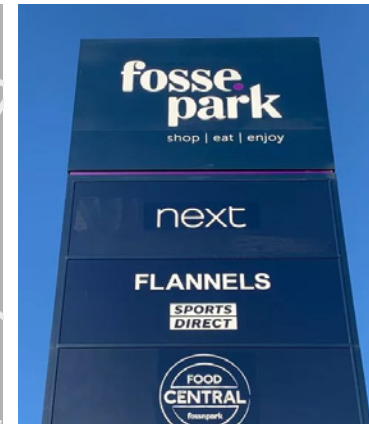


# Meridian Business Park

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## AMENITIES & OCCUPIERS

- A** Aldi
- B** Premier Inn
- C** Vue Cinema
- D** David Lloyd Gym
- E** Busy Bees
- F** Akzo Nobel
- G** Persimmon Homes
- H** Toyota
- I** DHL Supply Chain
- J** Sytner
- K** Regus
- L** McDonalds
- M** Costa Coffee
- N** Leicester Hilton
- O** Leicester Marriott
- P** British Gas
- Q** Sainsbury's
- R** Marks & Spencer
- S** Asda
- T** Starbucks
- U** Otis
- V** British Gas
- W** Topps Tiles
- X** Regus
- Y** Emerson
- Z** Sytner Group



PRIME HQ OFFICE BUILDING AND MODERN WAREHOUSE  
MERIDIAN EAST, MERIDIAN BUSINESS PARK, LEICESTER, LE19 1UX







Prime HQ offices comprising two adjoining buildings of 52,444 sq ft.

The offices comprise two 2-storey linked blocks, each block incorporating a central landscaped courtyard providing outdoor space and staff amenity. The main car park is located to the rear part of the site and is accessed off Meridian North whilst a smaller front car park is accessed off Meridian East.

The office accommodation benefits from the following specification:



RAISED FLOORS



SUSPENDED  
CEILING



EPC  
RATING B



PARKING RATIO  
4 PER 1,000 SQ FT



COMFORT  
COOLING



LIFT ACCESS



CENTRAL  
COURTYARD

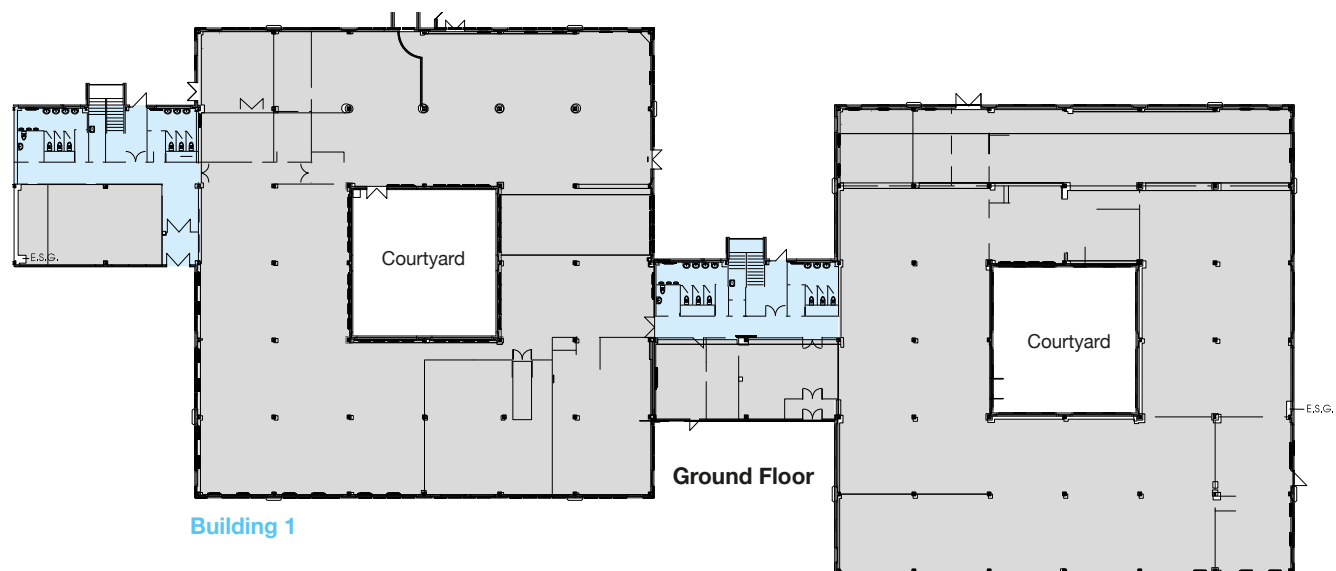


ALLOCATED  
CYCLE BAYS



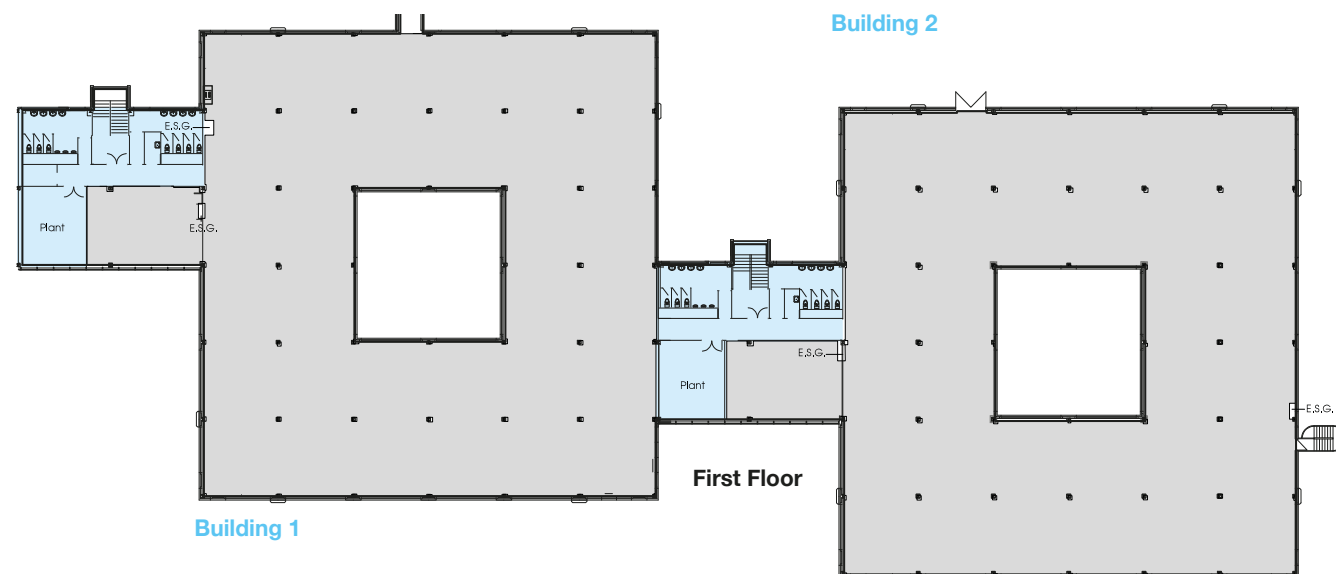
# Offices

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Building 1

Building 2



Building 1

Building 2

APPROXIMATE NET INTERNAL AREA (NIA)	BUILDING 1	BUILDING 2
Ground Floor	13,130 sq ft	13,355 sq ft
First Floor	12,986 sq ft	12,973 sq ft
<b>Total</b>	<b>26,116 sq ft</b> (2,426.21 sqm)	<b>26,328 sq ft</b> (2,445.90 sqm)



# Warehouse

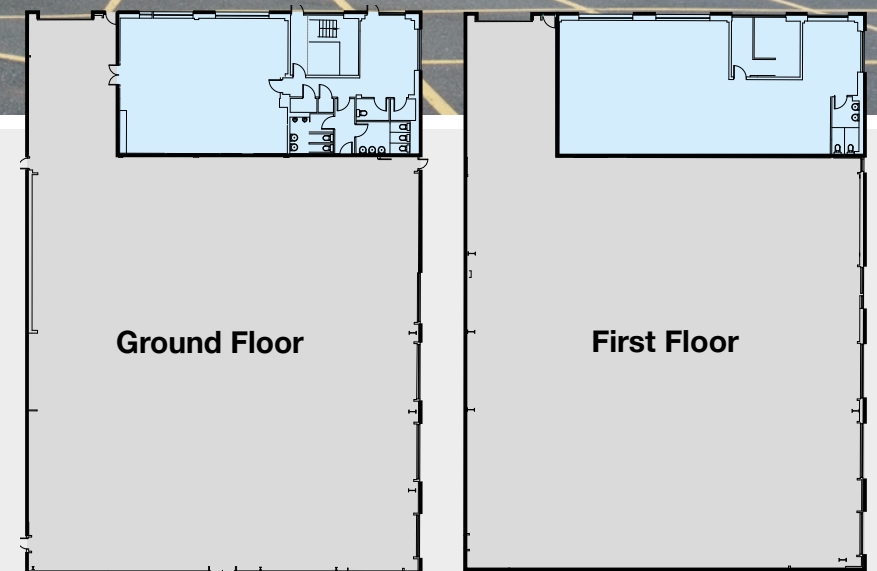
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To the rear of the site is a modern self-contained single storey warehouse unit with two storey front offices.

A front concrete surfaced yard off Meridian North leads to a single roller shutter which serves the unit. This front yard also has 15 additional marked parking spaces.

Internally the main warehouse area is open plan with a minimum clearance height of 6.1m whilst the offices are open plan with ancillary kitchen and toilets to both floors

APPROXIMATE GROSS INTERNAL AREA (GIA)	SQ M	SQ FT
Ground Floor	1140.97	12,281
First Floor	212.69	2,289
<b>Total</b>	<b>1,353.66</b>	<b>14,570</b>



REFURBISHED  
WAREHOUSE



ROLLER  
SHUTTER



OPEN PLAN  
OFFICES



15 MARKED  
SPACES



EPC  
RATING B



MINIMUM  
CLEARANCE



YARD DEPTH



LED LIGHTING

# Unique Opportunity

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## EPC

The EPC score for both the offices and warehouse is a 'B' rating. Copies available upon request.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority (Blaby) for verification purposes.

## VAT

Prices are quoted excluding VAT.

## TERMS

Available by way of a new FRI lease for the whole or parts. Rental terms available upon request.

## VIEWINGS

Please contact the Joint Agents any additional information. Any viewings are to be strictly by arrangement with the joint agents.

**ANDREW+  
ASHWELL**

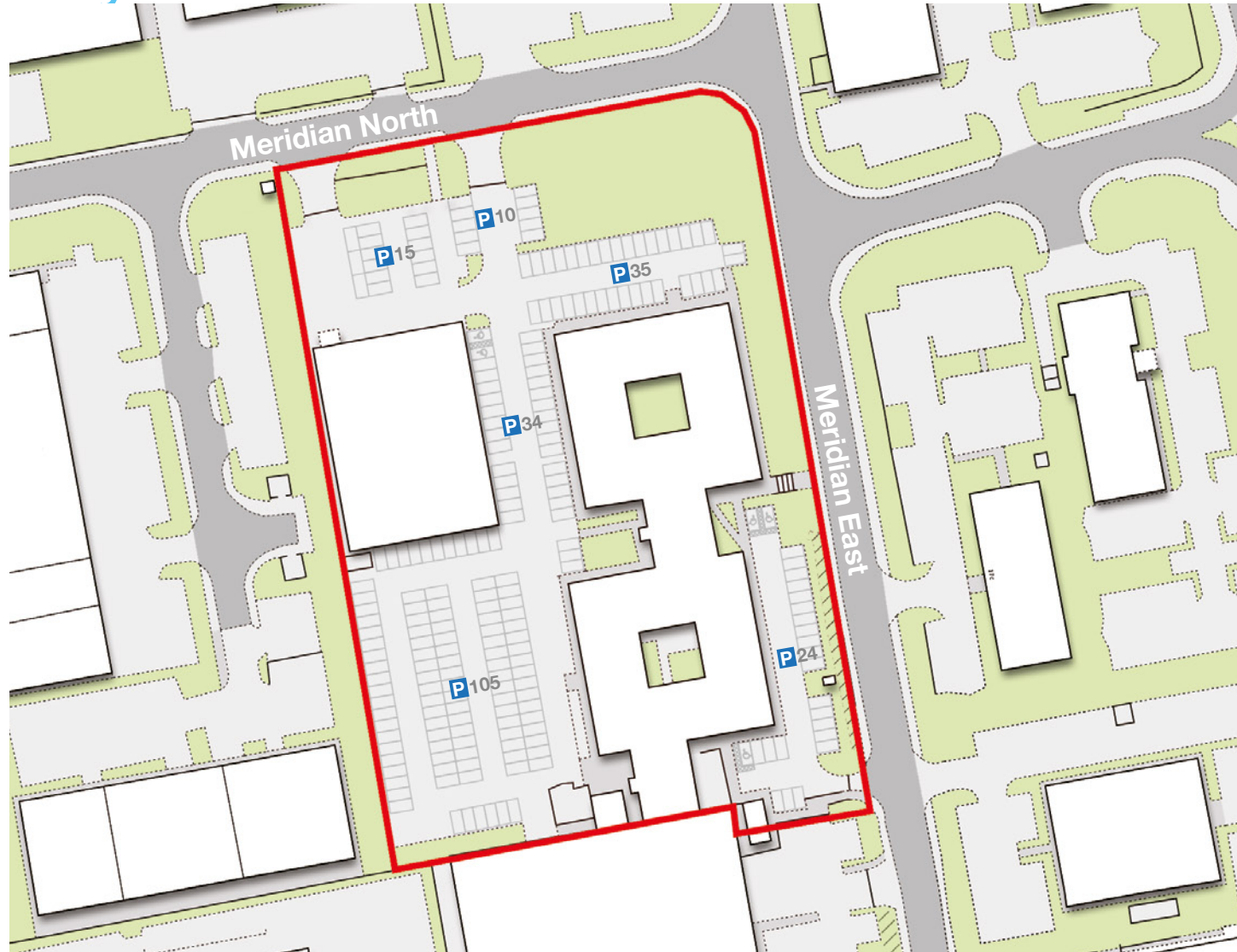
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The floor areas stated are approximate areas so interested parties need to rely on their own survey.

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