



WATERSIDE OFFICE PARK

A50 • LEICESTER • LE3 5BY

Grade A self contained new build offices 2,000 sq ft upwards with dedicated parking



- Enterprise Zone status – 5 year Business rate exemption for new occupiers*
- Adjacent to Friars Mill Waterside business hub
- On site 2019 for completions late 2020
- Within walking distance of Highcross, public transport and city centre amenities

FOR SALE / TO LET



Location:

An exciting new city centre office scheme fronting the A50. Within walking distance of Highcross, public transport and city centre amenities. Adjacent to the recently completed Friars Mill Waterside business hub.

Description:

High specification Grade A self contained new build offices from 2000 sq ft upwards with dedicated parking. Part of a comprehensive mixed use development scheme to include high quality residential, commercial, retail and leisure space. Bounded by the Grand Union Canal offering landscaped scenic open spaces, footpaths and cycleways. Significant off site investment to include Highway and street scene improvements. Enterprise Zone status – 5 year Business rate exemption for new occupiers.

Terms:

Freehold or leasehold available.

EPC:

Target EPC rating A.

Timings:

Estimated on site late 2019 for completions late 2020/early 2021.

VAT:

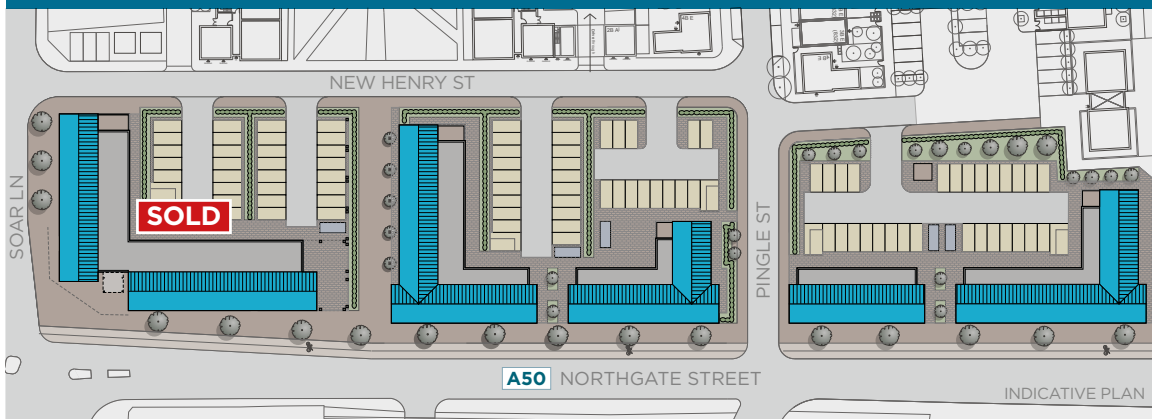
VAT payable.



INDICATIVE CGI



SAT NAV: LE3 5BY



INDICATIVE PLAN



INDICATIVE CGI

For further details and terms contact the joint agents.



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BRACKLEY
PROPERTY DEVELOPMENTS

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*Subject to limit. Details on request
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