



Preliminary Details TO LET

Established Offices

North Wing + 20 Radar Road + Leicester + LE3 1UF



9,556 - 19,288 Sq Ft

Rent on application



**Convenient for M1
(J21/J21A), Ring Road,
A47 & Leicester City
centre**



Air conditioning



**Mainly open plan
offices**



**Secure onsite
parking**



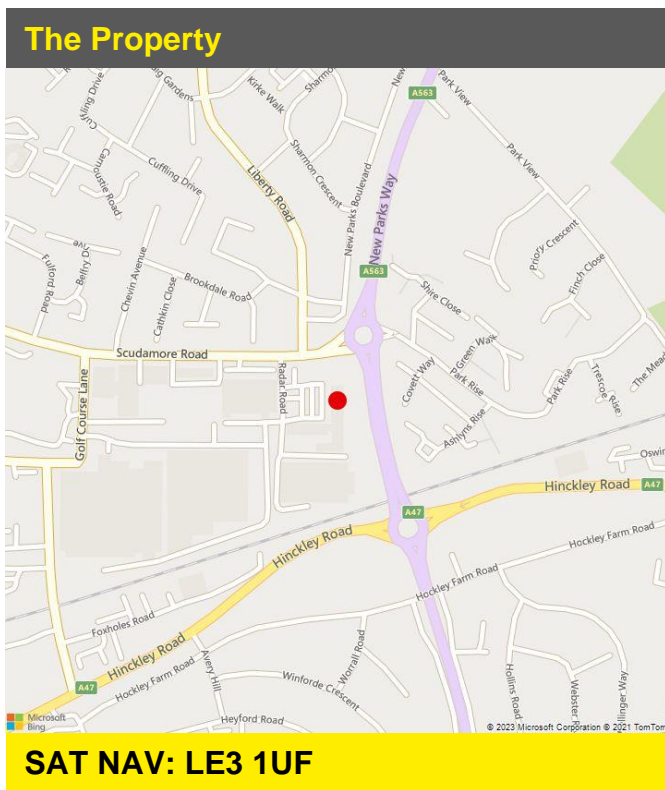
**Competitive
Rent**



Location

The Braunstone Frith Estate is located to the west of the A563 Leicester Outer Ring Road, approximately 3 miles west of the Leicester City Centre and just over 1/2 mile from Junctions 21 and 21A of the M1 Motorways.

The property occupies a prominent corner position at the junctions of Scudamore Road and Radar Road within the eastern part of the estate and adjacent to the main A563 at New Parks Way.



Rating Assessment

The rateable value for this property is in the process of being reassessed.

Viewing

Strictly by appointment with the sole agent

Mike Allwood
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07969 149 386

Geoff Gibson
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07711 237190

Description

A two storey office building located within a secure complex with good onsite parking.

The accommodation to comprise of mainly open plan offices to both floors and benefits from the following specification:

- Shared reception area
- Perimeter trunking
- Suspended ceiling with inset lighting
- Carpet floor coverings
- Air conditioning
- Passenger lift

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor	9,732	904.1
First Floor	9,556	887.8
TOTAL	19,288	1,791.9

Energy Performance Certificate

A copy is available upon request.

Terms

A new equivalent FRI lease is available for either the whole building or a full floor. Rental information available upon application

VAT

Prices are quoted excluding VAT.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

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