



To Let

## Ground Floor Refurbished Office

Ground Floor 6 + Dominus Way + Meridian Business Park  
LEICESTER + LE19 1RP



**4,970 Sq Ft**

**£72,000 per annum exc.**



**Available  
immediately -  
Newly  
refurbished**



**Single ground  
floor plate**



**Self contained  
access**



**360 Tour:  
[Click here](#)**



**22 Parking  
spaces  
(1:225 SQ FT)**







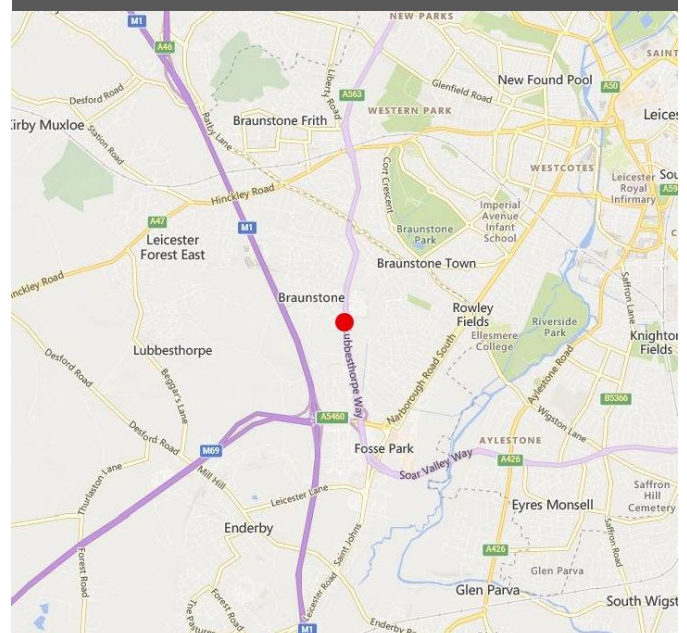
## Location

The property is located on Jupiter Court, Meridian Business Park, a prime business parking located at J21 of the M1/M69 intersection. Meridian Business Park is approximately 3 miles west of Leicester City Centre via the A5406 Narborough Road and is conveniently located within the close proximity to the Meridian Leisure Park and Fosse Retail Park.

Other occupiers within the immediacy include Mazars, Nebosh, Lawson West Solicitors and Townergate Insurance.

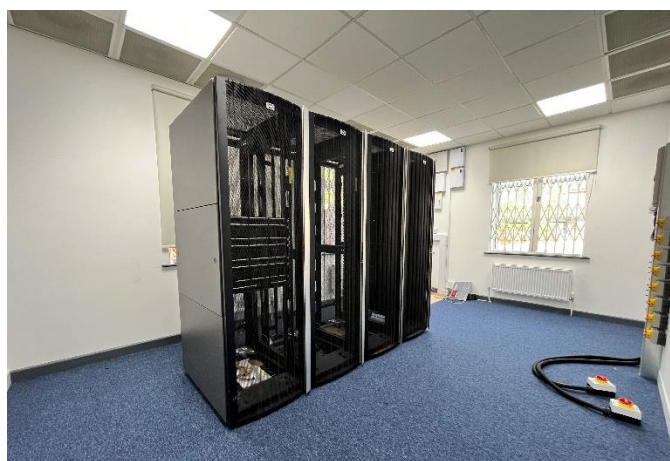


## The Property



**SAT NAV: LE19 1RP**





### Description

The property comprises ground floor office accommodation within a two storey building, with separate WCs and self contained kitchenette/services.

The accommodation has been fully refurbished and provides mainly open plan accomodation with suspended ceilings, inset LED lighting, new carpets and fully raised floors. Kitchenette facilities can be installed to suit requirements.

Access is self contained from the front elevation, with intercom door control. Parking is allocated within a shared forecourt, with 22 spaces to be demised.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Offices	4,970	461.7
<b>TOTAL</b>	<b>4,970</b>	<b>461.7</b>







## Rating Assessment

Rateable Value (2023): £57,000

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £29,184

**Rates information is for guidance purposes only.**

## Terms

The ground floor suite is available on effective full repairing terms for a period to be agreed at a rent in the order of **£72,000 per annum exc.**

A service charge will be levied for common area maintenance and upkeep. Further information is available upon request.

Prices are quoted excluding VAT, which is applicable at the prevailing rate.

## Energy Performance Certificate

A copy is available upon request.

## 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.

## Viewing

**Strictly by appointment with the sole agent**

**Kelvin Wilson**  
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07702 369 280

**Joe Dodd**  
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