



**2 Romulus Court, Meridian Business Park, Leicester, Leicestershire LE19 1YG**

## **Fully Self-Contained Offices**

- ▶ **Total NIA: 5,705 sq ft (530 sq m)**
- ▶ **20 car parking spaces**
- ▶ **Providing excellent access to the M1 / M69 interchange**
- ▶ **Freehold Price: £1,150,000**

For enquiries and viewings please contact:



**Peter Doleman**  
0116 255 5455  
[pdoleman@innes-england.com](mailto:pdoleman@innes-england.com)

## Location

Meridian Business Park, together with the adjacent Grove Park, are the primary and strategically located business parks in Leicester, providing a mixture of office and industrial / warehouse development. As well as being accessible from the motorway, Meridian Business Park is located on Leicester's ring road system (A563) and is also close to Narborough Road (A5460), one of the principal arterial routes to the south west of Leicester City Centre. Meridian lies close to the highly successful Fosse Shopping Park. Dominus Way forms part of the most recent phases of development on Meridian, situated immediately adjacent to Junction 21 of the M1 / M69 motorways, approximately 3 miles south west of Leicester City Centre.

## Description

The property comprises a two storey semi detached but fully self-contained office building, constructed in brickwork under a pitched tile roof. Each floor was originally constructed to provide all clear open plan office accommodation, although each floor has now been partitioned to provide for a number of private and larger offices together with more open plan areas. There are the usual arrangement of kitchen and WC's on each level.

There is a small reception area at ground floor level that leads out onto a private car park, which provides in the region of 20 spaces.

The specification includes:

- Traditional pavilion styled offices
- Double glazed windows
- Comfort cooling
- Fully accessible raised floors
- Suspended ceilings with recessed lighting.

## Accommodation

	Sq M	Sq Ft
<b>Total</b>	530	5,705

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

## Services

We understand all mains services are connected to the property.

## Planning

The property has an authorised use for offices in accordance with Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

## Tenure

The property is available freehold with vacant possession.

## Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £56,750.

Source: VOA

## Price

£1,150,000

## Service Charge

The building may be subject to a service charge to recoup any expenditure on common areas.

## VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of: D (91)

## Viewings

Viewings are by appointment with the joint sole agents Innes England or Clews & Co, David Clews Tel: 01789 740 666

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 05-Nov-2024







