

TO BE FULLY REFURBISHED



**Unit 7a, 1 Romulus Court, Meridian Business Park, Leicester, Leicestershire
LE19 1YG**

Fully Self-Contained Offices

- ▶ **Total NIA: 5,292 sq ft (491.63 sq m)**
- ▶ **20 car parking spaces**
- ▶ **Providing excellent access to the M1 / M69 interchange**
- ▶ **Rent: £84,500 per annum exclusive**

For enquiries and viewings please contact:



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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 office building of brick construction beneath a pitched tiled roof.

The original layout provided open-plan office accommodation on both ground and first floors. Subsequently, the space has been subdivided by way of internal partitioning to create a number of cellular offices together with larger office areas. Kitchen and WC facilities are provided at each level.

We understand that the property is currently undergoing refurbishment works to remove the majority of the internal partitioning and reinstate open-plan accommodation across both floors.

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.

Specification

- Traditional pavilion styled offices
- Double glazed windows
- Fully accessible raised floors
- Suspended ceilings with new LED light fitting
- 8 person passenger lift

Accommodation

	Sq M	Sq Ft
<u>Ground Floor</u>		
Reception, Offices and Shower / WC	245.3	2,641
<u>First Floor</u>		
Offices, Kitchen and WC	246.3	2,651
Total	491.6	5,292

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 premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £57,500.
Source: VOA

Rent

£84,500 per annum, exclusive of all outgoings and payable quarterly in advance.

Service Charge

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

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: B47

Viewings

Viewings are by appointment with sole agents Innes England

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