



Meridian West, Meridian Business Park, Leicester, LE19 1WX

#FileNo/2025/AV

**Eddisons**

# Meridian West

Meridian Business Park, Leicester, LE19 1WX



Agreement

To Let



Detail

Leasehold



Rent/Price

From £14,000 - £50,000 pax



Size

From 144.58sqm (1,556sq ft) -  
642.90sqm (6,920sq ft)



Location

Leicester, LE19 1WX



Property ID

#FILENO/2025/AV

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The premises comprises modern first floor offices which forms part of a larger warehouse and office building of steel portal frame construction beneath a flat roof. The front elevation comprises a double height glazed entrance with powder coated aluminium frame, profile steel clad elevations and aluminium framed double glazing throughout. The floors are of solid concrete construction throughout.

Internally, the premises is laid out to provide a shared entrance hall with a larger spiral staircase and DDA compliant passenger lift to the first floor which comprise two office suites with a mixture of cellular and open plan spaces together with welfare facilities and ancillary storage. The premises have the benefit of carpet floor covering, suspended ceilings with recessed lighting and is heated by way of an HVAC system and comfort cooling.

Externally, the premises has the benefit of ample on-site car parking.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
First Floor - Suite A	498.32	5,364
First Floor - Suite B	144.58	1,556
<b>Total NIA</b>	<b>642.90</b>	<b>6,920</b>

## Energy Performance Certificate

Available on request

## Services

We understand that all mains services are connected to the premises, save for gas.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand the premises has authorised use from the local planning authority under Use Classes E Office Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Blaby District Council  
**Description:** Warehouse and Premises  
**Rateable Value:** TBC

The premises are to be separately assessed for rating purposes.

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The premises are available to let on an effective fully repairing and insuring basis for a term of years to be agreed.

The premises have the ability to be split, subject to negotiation.

## Rent

**From £14,000 - £50,000 per annum exclusive**

## Service Charge

The premises may be subject to a service charge for the maintenance and upkeep of the common areas.

## VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

## Unrepresented Parties

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The premises is prominently positioned on the west side of Meridian West in Meridian Business Park, a leading commercial hub in the East Midlands, strategically positioned at the junction of the M1 (J21) and M69, approximately 3 miles south-west of Leicester city centre. The M69 offers direct access to the M6 and the wider Midlands region, while Leicester Railway Station provides regular direct services to both London and Birmingham, each reachable in around one hour. The business park accommodates a wide range of occupiers including offices, industrial, distribution, and leisure, with notable occupiers such as Akzo Nobel, Toyota, Persimmon Homes, and DHL Supply Chain. Meridian East serves as the park's main thoroughfare, running parallel to the A563 Lubbesthorpe Way and connecting to Meridian North, Meridian South and Meridian West. Nearby, there are a wide variety of amenities located in Meridian Leisure Park, Everards Meadows and Leicester's principal out of town retail park, Fosse Park.







