



RIVERMEAD HOUSE

7 Lewis Court, Grove Park, Leicester, LE19 1SD

To Let - Modern Office Building (Ground Floor)



HIGHLIGHTS

- Modern office building fitted to a good specification
- Prominent position on the established Grove Park Business Estate
- Excellent road communications and local amenities
- Generous onsite parking provision of 25 allocated car spaces
- 5,382 sq ft (500 sq m) NIA
- High specification



LOCATION

Leicester is the largest city in the East Midlands with a population of more than 350,000 people (ONS 2019), located approximately 100 miles north of London, 30 miles south of Nottingham and 43 miles east of Birmingham.

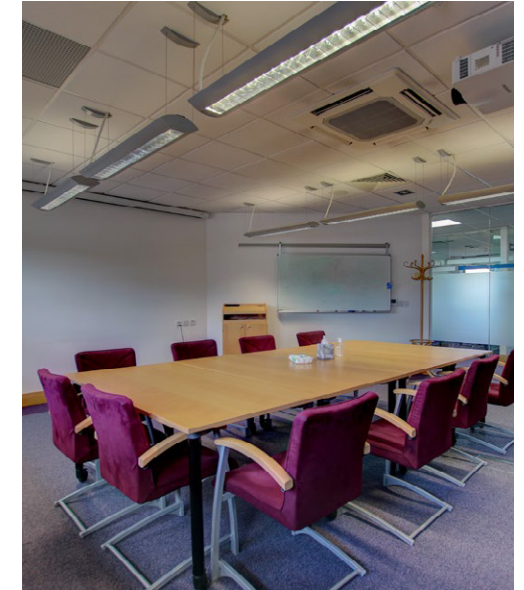
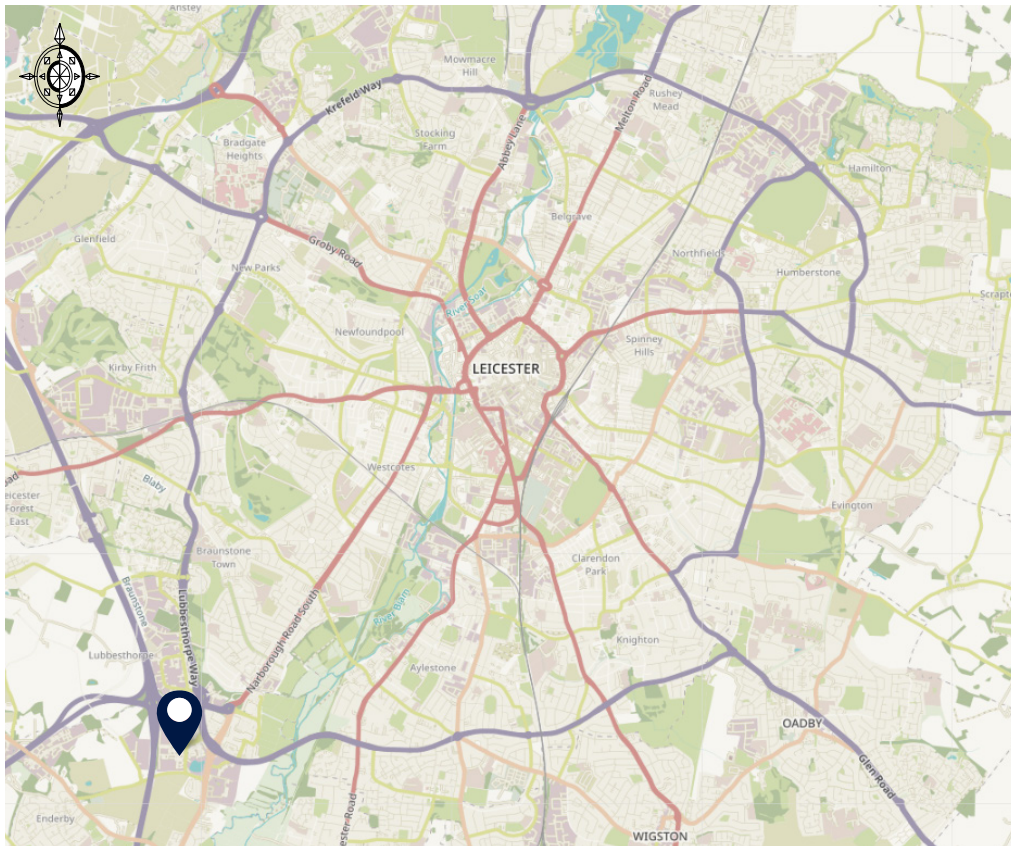
The city is well connected by road, rail and air, positioned adjacent to junction 21 of the M1 motorway. The city benefits from the Leicester Railway Station, located in the heart of the city centre, providing a direct line to London St. Pancras with an average journey time of 1 hour and 12 minutes. In addition, the city also benefits from easy access to the East Midlands airport, offering routes to a number of destinations internationally.

Grove Park is a prime business park development, located 5 miles south west of Leicester's City Centre. The park is extremely well connected, situated south east of intersection between the M1 and M69 motorways, also benefitting from being within close proximity to the A563 ring road. Grove Park benefits from excellent local amenities, with the Meridian Business Park to the north and the Fosse Retail Park to the east.

SITUATION

The property occupies a prominent position fronting Lewis Court, centrally placed in Grove Park, which has been highlighted as one of Leicester's prime business parks. The property sits on the intersection between Thorpe Way and Smith Way, benefiting from direct access to the A563.

The immediate vicinity comprises predominately professional and industrial businesses, including NHS, Selfridges, BHW Solicitors, British Gas and the National Distribution Centre, to name but a few. The Fosse Retail Park to its eastern boundary, comprises a mixture of restaurants, supermarkets and retail shops, including Nando's, McDonalds, TK Maxx, Next, Sainsbury's and M&S, plus many more.



DESCRIPTION

The property comprises a self-contained ground floor of a modern detached headquarters office building, built in approximately 1999 to a high specification.

Internally, the ground floor is accessed off a shared reception area with WC's on each floor and passenger lift.

Amenities include:

- 25 dedicated car parking spaces
- Attractive reception
- Central core with stairs and passenger lift
- Double glazed windows with excellent natural light
- Full access raised floors
- Controlled heating / cooling
- Carpeted throughout
- Suspended ceilings with recessed lighting
- Kitchen / breakout facilities
- Large boardroom

ACCOMMODATION

Measured in accordance with the RICS code of measuring practice (6th edition) on a net internal basis and provided for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	5,382	500

RENT

£17.50 per sq ft, exclusive plus VAT.

TENURE

The property is available on flexible lease terms.





RATEABLE VALUE

Rateable Value (2017)	£74,429
Rates payable (2022-2023)	£38,107.65

SERVICE CHARGE

Details provided upon application.

VAT

VAT is applicable.

EPC

B43.

LEGAL COSTS

Each party is responsible for its own legal costs incurred in this transaction.

CONTACT

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