

LE3

M1 JUNCTION 21A
LEICESTER
LE3 3AW

High quality contemporary self-contained offices
available from 2,000 sqft up to 20,000 sqft

- Excellent access to M1 J21A / A46
- Flexibility in sizes and specification
- Design & Build packages
- Close proximity to M1 J21/M69

FOR SALE / TO LET

LAST REMAINING
OFFICES AVAILABLE



LE3

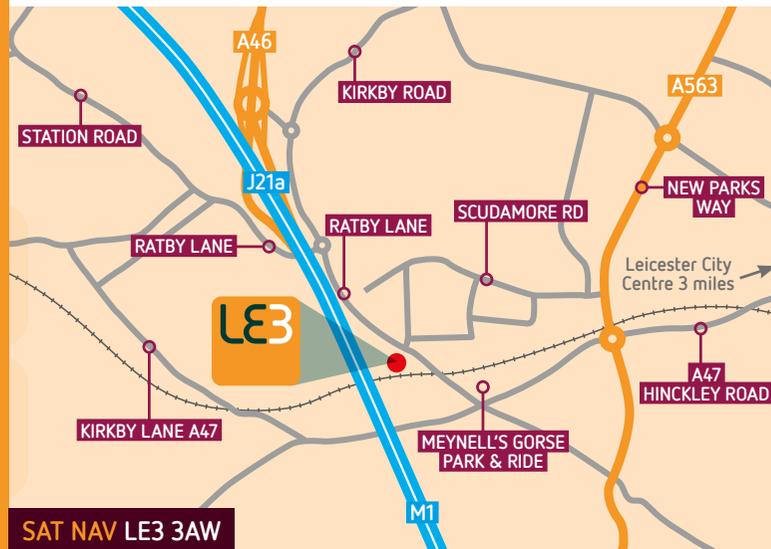
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LOCATION

- Strategic location on Ratby Lane providing direct access to J21A (1.5 miles) with outer ring road accessible within a few minutes drive
- Leicester City Centre within 10 mins drive time
- Walking distance to Park and Ride located on Ratby Lane, providing a 15 min regular city centre bus shuttle service into Leicester
- Nearby facilities include Fosse Retail and Meridian leisure parks along with local shopping at Leicester Forest East

DEVELOPMENT

- LE3 is now a recognised out of town business park for Leicester with 4 successful phases already completed
- The final phase provides Design and Build options to specific size requirements for occupation from Q3 2021



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SPECIFICATION

- High quality contemporary self-contained buildings
- Prime specification to include LED lighting, full carpeting, kitchenette, WC facilities and heating/cooling system
- Dedicated generous onsite parking with a ratio of 3:1000 sqft

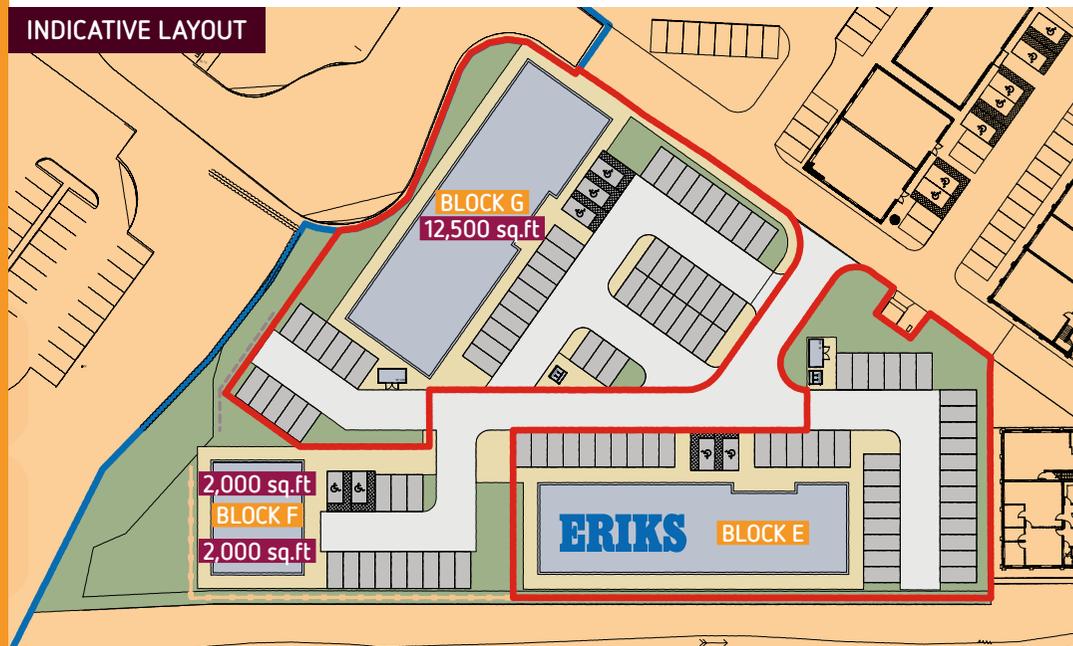
ACCOMMODATION

Buildings will be available from 2,000 sqft up to 20,000 sqft with flexible opportunities to meet your precise size requirements

2,000 sqft
up to 20,000 sqft



INDICATIVE LAYOUT



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EPC

The buildings are expected to have an EPC Rating of A

TERMS

Available Freehold or Leasehold quoting terms available on request

VAT

VAT will be payable on the purchase price / rent



CONTACT

For further information contact the agents.

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A DEVELOPMENT BY

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