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# For Sale / To Let

**Golden Gate Park, Belgrave Circle, Leicester,  
Leicestershire, LE4 6AR**

26,803 sq ft (2,490.08 sq m) GIA



## Location

Golden Gate Park overlooks a prominent roundabout with adjoining roads Abbey Park Road, Dysart Way and Belgrave Road(A607) one of the main gateways into Leicester City Centre connecting the inner and outer ring road network.

Leicester City Centre is located approximately 1.5 miles to the south, with access to M1 J.21 via the A5460 approximately 5 miles to the south west.

## Tenure

The units are available by way of a new lease on a full repairing and insuring basis, terms to be agreed. Freehold sales will also be considered.

## Legal Costs

Each party is to be responsible for their own legal costs involved in this transaction.

## EPC

Available upon request.

## Rent

Available on Request

## Price

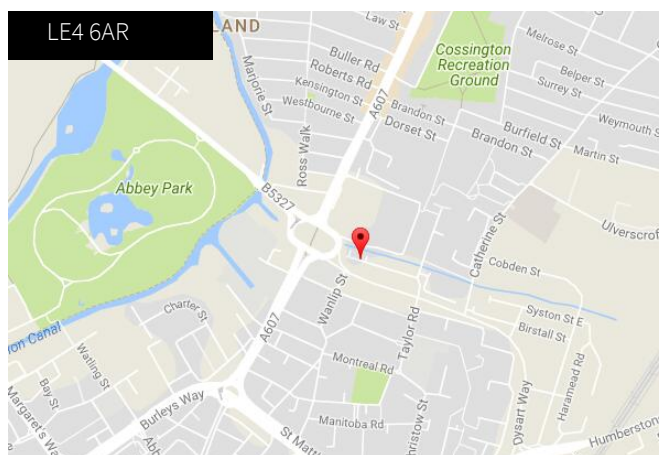
Available on Request

## Business Rates

The development will be subject to a new rating assessment. An estimate can be obtained from the agents.

## Service Charge

Please contact the agents for further information.



## Contacts

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