

To Let

**Leicester 100, Meridian Business Park, Leicester,
Leicestershire, LE19 1PX**

96,532 sq ft (8,968.11 sq m) GIA



Location

Situated some 4 miles south west of Leicester, and within half a mile of the M1/M69 interchange, Leicester 100 is a modern warehouse facility, occupying a highly prominent position on the well-established and popular Meridian Business Park.

Specification

Leicester 100 occupies a significant site, overlooking the M1 junction, and provides a mixture of high bay warehousing and fully fitted two storey offices. Private car parking with separate loading and parking facilities for commercial vehicles is provided all within a fully landscaped environment.

- Steel portal frame, with an eaves height of 11.9m (39 ft)
- Fully fitted two storey offices and canteen
- 3 storey mezzanine (with option to remove)
- Fully sprinklered warehouse
- 50m yard depth
- 8 dock level loading bays
- 2 canopied level access doors
- Separate HGV parking spaces
- 115 secure car parking spaces

Accommodation

Description	Size	Availability
GF Offices	7,982 sq ft	Available
Warehouse	80,808 sq ft	Available
Canopy	1,952 sq ft	Available
1st floor offices	7,742 sq ft	Available

EPC

Available upon request.

Rent

Available on Request



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