

# barshaw

## BUSINESS PARK

LEYCROFT ROAD • LEICESTER • LE4 1ET

FINAL UNITS  
REMAINING

SELF-CONTAINED OFFICE UNITS **FROM 1,292 TO 1,400 SQ FT**

**TO LET**

**BARSHAW BUSINESS PARK**  
LEYCROFT ROAD • LEICESTER • LE4 1ET

**LOCATION:**

The business park is situated approximately 3 miles to the north of Leicester city centre, on the south side of Leycroft Road, close to the junction with Beaumont Leys Lane. J21 of the M1 is less than two miles away via the A46 which links from the M1 to the A1 at Newark.

Barshaw Park forms part of an established industrial and office park, that is home to occupiers such as Pepsico, Bradgate Bakeries, Fedex, Office Depot and Walkers Crisps.

**DESCRIPTION:**

Barshaw Business Park comprises a modern 15 unit self-contained two storey office park.

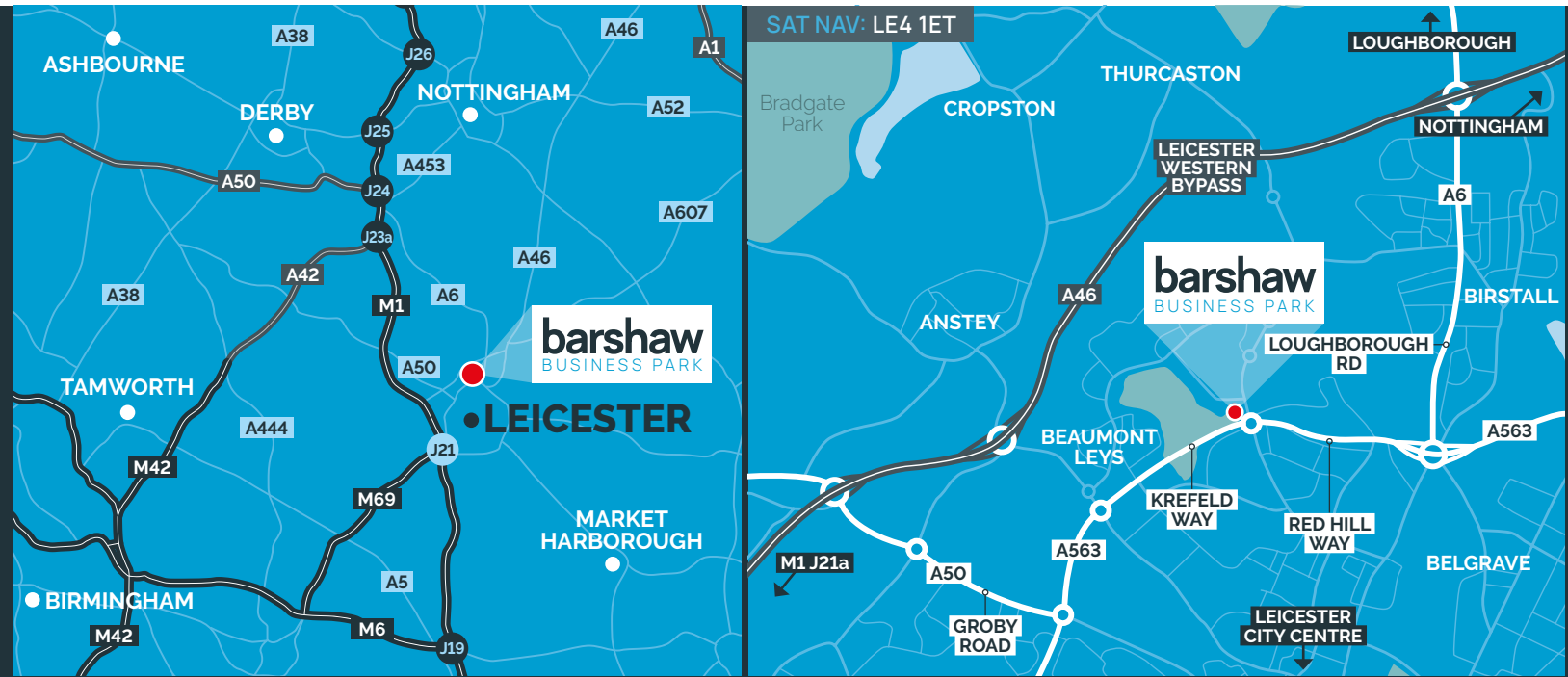
The units generally provide open plan office accommodation and benefit from male, female and disabled WC's on the ground floor, a small kitchenette and suspended ceilings, recessed lighting and gas fired central heating.

Each unit has 5 car parking spaces demised together with additional overflow parking on the estate.

**ACCOMMODATION:**

We have measured the offices in accordance with the Code of Measuring Practice 6th edition and calculate the following net internal areas:

Unit	Sq M	Sq Ft
5	130.06	1,400
8	120.00	1,292



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## KEY REFURBISHMENT SPECIFICATION:

- LED lighting
- New carpet tiles
- Redecoration throughout
- Refurbished tea points
- Refurbished WC
- Gas central heating

## ESTATE CHARGE:

An estate charge will be levied for the upkeep of the estate and maintenance of the road.

## BUSINESS RATES:

Further information is available upon request from the agents.

## EPC:

EPCs are available on request.

## VAT:

VAT is applicable and will be charged at the prevailing rate.

## TERMS:

Offices are available on new full repairing and insuring leases on terms to be agreed.



**EACH UNIT HAS 5 DEDICATED  
CAR PARKING SPACES**

**WITH ADDITIONAL OVERFLOW PARKING AVAILABLE ON THE ESTATE**

## VIEWING:

For further information or to arrange an inspection please contact:



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