



SELF-CONTAINED OFFICE UNITS FROM 1,292 TO 2,584 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.

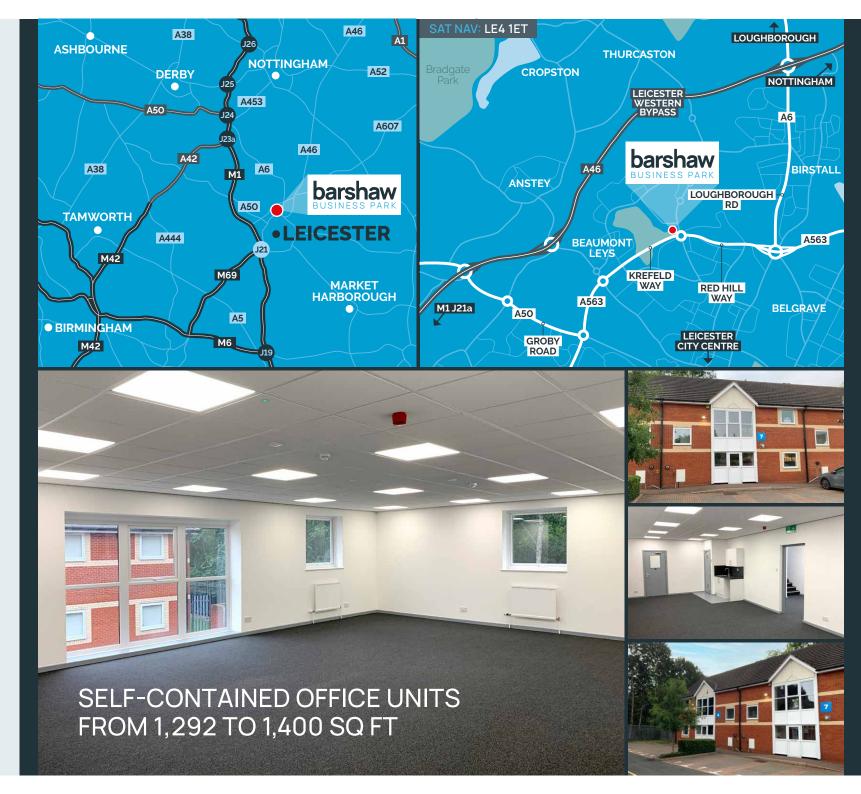
Each unit has 5 car parking spaces demised together with additional overflow parking on the estate.

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
9*	120.00	1,292

*Units 8 & 9 can be combined for a unit of 2,584 Sq Ft



03

BARSHAW BUSINESS PARK
LEYCROFT ROAD • LEICESTER • LE4 1ET

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.







VIEWING

For further information or to arrange an inspection please contact:



Brodie Faint 07852 529 977 bfaint@phillipssutton.co.uk

Sam Sutton 07794 081 052 ssutton@phillipssutton.co.uk



Mark Brown 07730 416964 mark@tdbre.co.uk

Jack Brown 07969 291660 jack@tdbre.co.uk

Phillips Sutton for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the partial sare set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract: (ii) all descriptions dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of act but must satisfy themselves by inspection or otherwise as to the corectness of each of them; (iii) no person in the employment of Phillips Sutton has any authority to make or give any representation or warranty whatever in relation to this property, (iv) all methods and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. January 2024 canye-designacous. 15:604/9