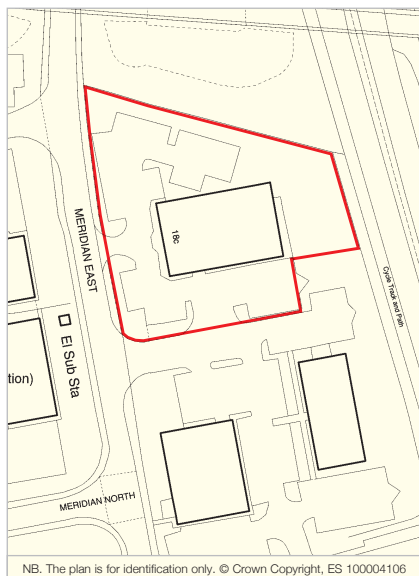
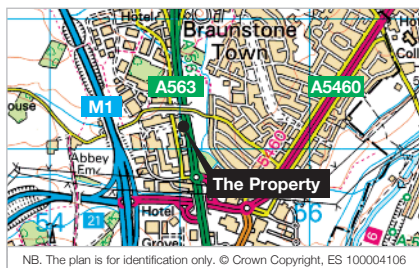


Leicester

18C Meridian East Meridian Business Park Leicestershire LE19 1WZ

- **Modern Freehold Office Investment**
- Entirely let to Remply Ltd until 2020 (1)
- Well located in established business park
- Within 0.5 miles of the M1 and M69 motorways
- Offices totalling 1,279 sq m (13,770 sq ft) with parking for 57 car spaces
- Asset management opportunity
- Current Rent Reserved

£157,000 pa



Tenure
Freehold.

Location
Leicester is one of the East Midlands' major commercial centres, located adjacent to the M1 and M69 motorways. The city has a population of some 318,000 and has regular rail services to London and the North.

The property is located on the east side of Meridian, within the established Meridian Business Park some 4 miles south-west of Leicester city centre. The business park is conveniently located on the A563, which connects to Junction 21 of the M1 Motorway and Junction 3 of the M69 Motorway some 0.5 miles south-west of the property. Occupiers close by include FedEx, BMW, Mini, Boden, Persimmon and McDonald's, amongst many others.

Description
The property is arranged on ground and one upper floor to provide modern office accommodation. The offices comprise an eight-person passenger lift, separate male and female WCs at each level, underfloor trunking on both floors, together with perimeter trunking at ground floor. Externally, the property benefits from allocated parking for some 57 cars.

The property provides the following net internal accommodation and dimensions:

Ground Floor	652 sq m	(7,018 sq ft)
First Floor	627 sq m	(6,749 sq ft)
Total	1,279 sq m	(13,770 sq ft)

NB. Floor areas have been provided by the seller.

Tenancy
The entire property is at present let to REMPLOY LTD for a term of 5 years from 24th June 2015 at a current rent of £157,000 per annum. The lease contains full repairing and insuring covenants. (1) The lease contains annual tenant break clauses on 24th June each year. The 24th June 2017 tenant break clause was not exercised. We are advised by the seller that the tenant has been in occupation of the property since 2007.

Tenant Information
For the year ended 30th September 2015, Remply Ltd reported a turnover of £24m, a pre-tax profit of £2.7m, shareholders' funds and a net worth of £2.8m. (Source: Experian 16.02.2017.)

VAT
VAT is applicable to this lot. Please refer to the Special Conditions of Sale for Transfer of a Going Concern provisions.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

