

friars mill

OFFICE PARK

THE FABRIC BUILDING

New build offices just minutes from the city centre
in the heart of Leicester Waterside



FOR SALE | TO LET

- High Quality Unique Contemporary Office Accommodation ▪
 - 2,276 sq ft – 4,991 sq ft ▪
 - On-site Parking ▪
 - Rates free for 5 years* ▪
 - Adjacent to the River Soar ▪
- Walking distance to Highcross shopping centre ▪

FRIARS MILL | BATH LANE | LEICESTER | LE3 5BJ

fabric building

4,940 sq ft (458.9 sq m)**

THE FABRIC BUILDING

The property is situated on Bath Lane, an historical industrial area within the Waterside Regeneration Area. The office has a pleasant riverside location with on site car and cycle parking. The location is within a few minutes walk of the Highcross and John Lewis car park in the city centre of Leicester.

Additional major commercial development and infrastructure improvements in the Waterside area underway include Waterside Office Park, high quality private residential and two hotels. All of which are due for completion during 2019/20.

Friars Mill Office Park benefits from a prime location. Easy access to junction 21 of the M1 is obtained via the A47 and A5460. Leicester Inner Ring Road (Holiday Inn roundabout) runs adjacent to Bath Lane.

Google Maps:

<https://goo.gl/maps/k6ZzgqdvN5o>

Friars Mill Office Park is the anchor project to the wider Waterside Regeneration Area, which is undergoing a complete transformation.

HIGH SPECIFICATION

Self contained two storey new build office building adjacent to the River Soar, within the newly developed Friars Mill Office Park. The specification is as follows:

- Architect designed open plan offices over 2 floors
- 13 parking spaces
- Air Conditioned
- High levels of daylight
- Raised access floors
- High speed broadband
- LED Lighting

* Rates free for 5 years is subject to cap
- details are available on request.

** Approximate off plan sizes

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	2,276	211.42
First Floor	2,715	252.24
Total	4,991	463.66

RATING ASSESSMENT

New rating assessments will be allocated upon completion of the building. The site benefits from EZ status affording 5 years rates relief subject to cap. Details are available on request.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available upon completion of the building.

TERMS

Sale: Purchase Prices on application.

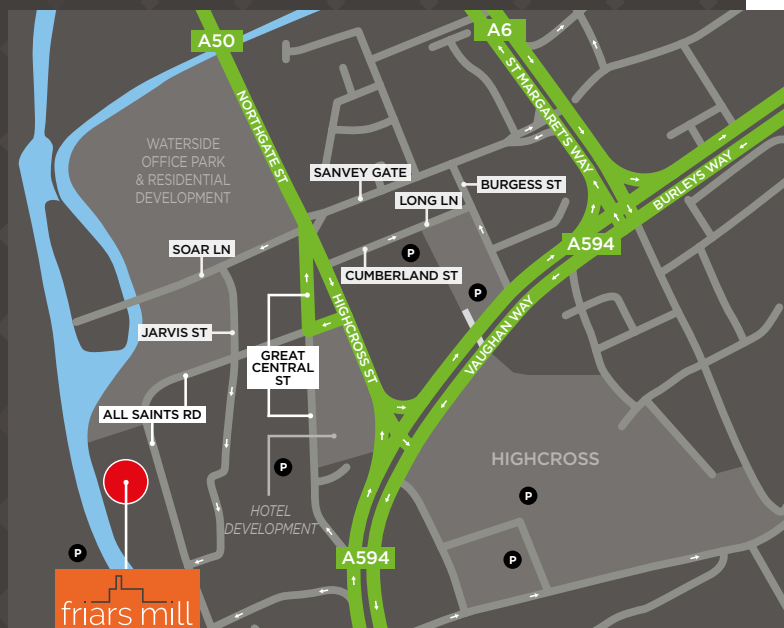
Lease: A new lease on FRI terms is available. Rents on Application. Single floor lets available.

VAT

VAT will be payable on purchase price or rent.

VIEWING

Strictly by appointment with sole agent.
Andrew + Ashwell Chartered Surveyors
53 London Road Leicester LE2 0PD



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A DEVELOPMENT BY

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