

## 3 The Osiers, Meridian Business Park Leicester LE3 2DY

lot 51

Modern Freehold Office Investment

- Prominent Business Park location
- 60 on-site car parking spaces
- Close to Hilton Hotel and Junction 21 of the M1/M69

Rent  
**£165,000**  
per annum  
exclusive



### Location

Population of Leicester: 290,000  
Miles: 3 miles south-west of Leicester city centre  
25 miles south of Nottingham  
35 miles east of Birmingham  
Roads: A563, M1, M69  
Rail: Leicester Rail  
Air: East Midlands Airport

### Situation

The property is located on The Osiers, part of the modern Meridian Business Park which is strategically situated close to Junction 21 of the M1/M69. The Osiers forms a select development immediately close to the Hilton Hotel with Unit 3 fronting the main Outer Ring Road roundabout. Other occupiers nearby include Taylor Wimpey and Cunningham & Lindsey.

### Description

The property comprises a TWO STOREY DETACHED OFFICE BUILDING. The accommodation benefits from fully raised access floors, suspended ceilings with inset Cat II lighting and 60 on-site car parking spaces. The site area is approximately 0.44 hectares (1.09 acres).

**Tenure**  
Freehold.

**VAT**  
VAT is applicable on this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	605.7 sq m (6,520 sq ft)	<b>WOLVERINE EUROPE LTD (1)</b> <b>(FORMERLY HUSH PUPPIES UK LTD)</b>	15 years from 28/11/1996 on a full repairing and insuring lease	£165,000	2011
First	Office	634.4 sq m (6,829 sq ft)				
<b>Totals</b>		<b>1,240.1 sq m</b> <b>(13,349 sq ft)</b>				

(1) For the year ending 3rd February 2009 Wolverine Europe Limited reported a turnover of £92,411,000, pre-tax profits of £4,745,000 and a total net worth of £22,870,000. (Source: www.riskdisk.com 29/04/2010)

### Further details go to:

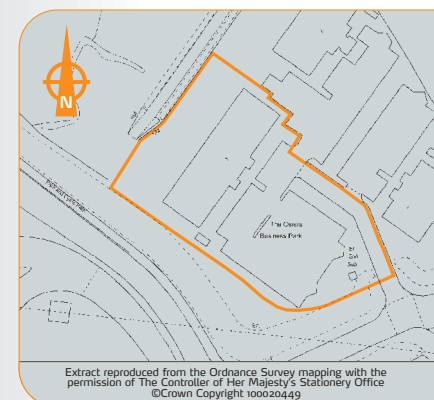
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