

# Woodcote House, Harcourt Way, Meridian Business Park Leicester, Leicestershire LE19 1WE

lot 5

## Freehold Office Investment

- Let to AXA PPP Healthcare Limited
- Approximately 536.22 sq m (5,722 sq ft) with 33 car parking spaces
- Important and Well Established Business Park

- Business Park located at the intersection of the M1 and M69 motorways
- Asset management opportunities

Rent  
**£75,800**  
per annum  
exclusive



## Location

**Miles:** 4 miles south-west of Leicester City Centre  
30 miles south of Nottingham  
35 miles north-east of Birmingham  
**Roads:** A5460, A563, M1 (Junction 21), M69 (Junction 3)  
**Rail:** Narborough Railway Station, Leicester Railway Station  
**Air:** East Midlands Airport

## Situation

The property is located on Meridian Business Park, one of Leicester's most established office parks, which is strategically located at the intersection of the M1 and M69 motorways. The property is situated on the south side of Harcourt Way, off Meridian South, overlooking the spur road (A5460). Nearby occupiers include Smurfit Kappa, AkzoNobel, NHS, Toyota, BMW and Mini. Fosse Park and Meridian Leisure Park are also located close by.

## Description

The property comprises a two storey office building with car parking for approximately 33 cars to the front. AXA PPP are also in occupation of Beechcroft House, adjacent to the subject property.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Office	260.86 sq m (2,808 sq ft)	<b>AXA PPP HEALTHCARE LIMITED (1)</b>	Term of years from 29/11/2007 until 25/09/2016 on a full repairing and insuring lease	<b>£75,800</b>
First	Office	275.36 sq m (2,964 sq ft)			
<b>Totals</b>		<b>536.22 sq m (5,772 sq ft)</b>			<b>£75,800</b>

(1) For the year ending 31/12/2013, AXA PPP Healthcare Limited reported pre-tax profits of £89,600,000 and a total net worth of £338,100,000. (Source: www.riskdisk.com 31/10/2014).

## For further details please contact:

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## Buyer's Legal Title Report

**by Dentons UKMEA LLP**  
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See: **www.acuitus.co.uk** for further details



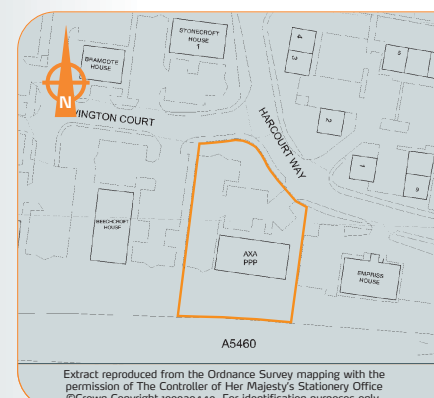
## Associate Auctioneers:

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## Solicitors:

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