

# Western Park Office Village

Coming Soon  
To Let

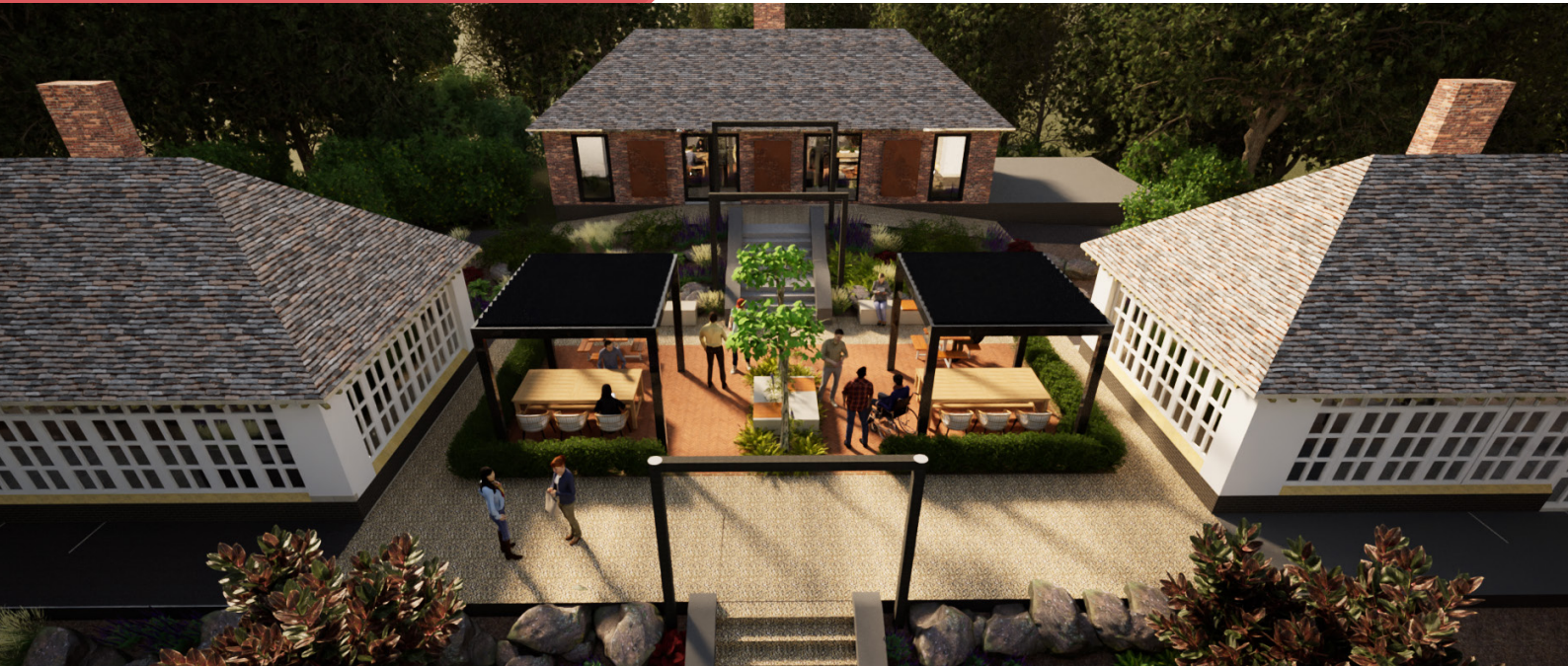
# SITE B

Scan Here



We are excited to present The Western Park Office Village. Set in mature parkland approximately 1.5 miles to the west of Leicester city centre and within 2.5 miles to the north of Junction 21 of the M1:

- Careful restoration of Grade II Listed Buildings.
- Generous on-site car parking.
- Phase 1 comprising three single storey detached pavilions ranging in size from approximately 83.8 sqm (902 sqft) to 86.9 sqm (935 sqft).
- Building 1 to Passivhaus standards.



Restoration work is to take place over a phased programme with the first phase comprising three detached buildings. Building 1 is on the upper terrace overlooking Buildings 2 and 3 on the next terrace, themselves overlooking the bottom terrace. Serving all three buildings will be a landscaped courtyard with outside leisure areas for occupiers.

**STURGIS  
SNOW & ASTILL**



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#### MONEY LAUNDERING

Under the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### HEALTH AND SAFETY

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

#### PROPERTY MISDESCRIPTIONS ACT

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following.

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary

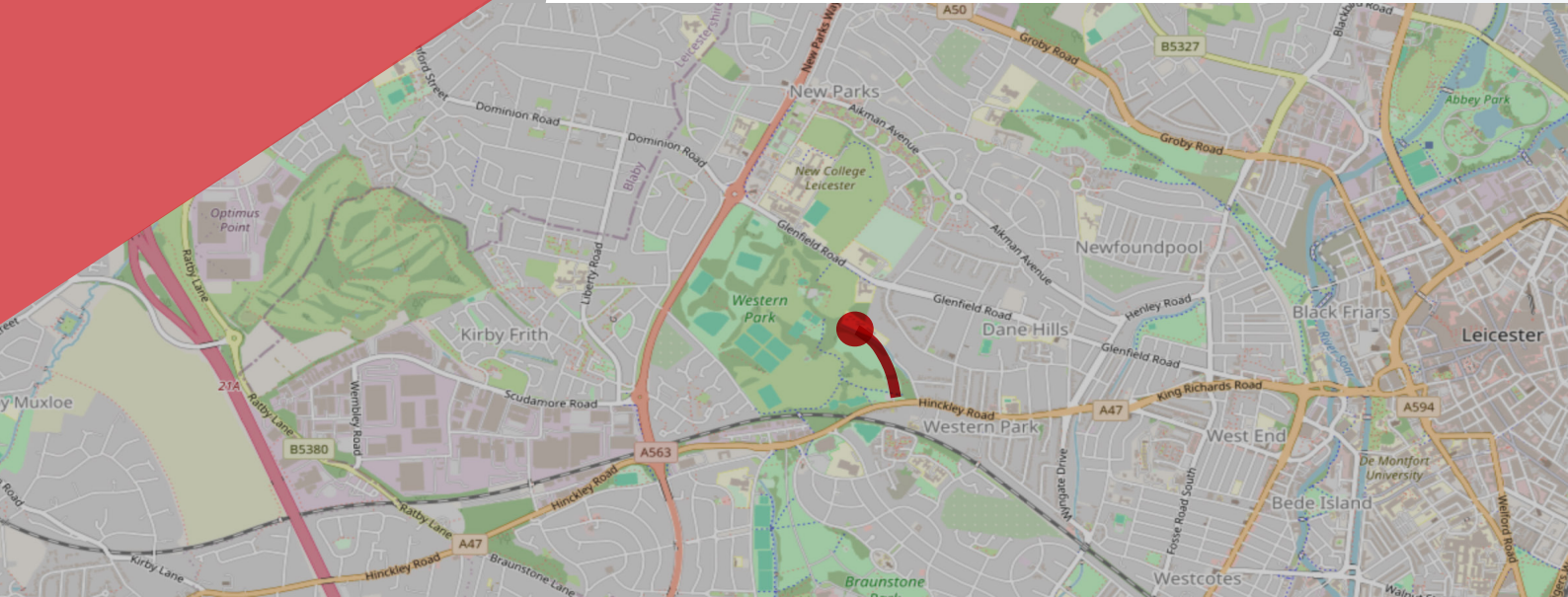
Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.



# Western Park Office Village

The office village is located in the midst of Western Park on the north side of the A47 Hinckley Road about 1.5 miles to the west of Leicester city centre and 2.3 miles to the north of Junction 21 of the M1 motorway, where it meets with the M69.

Western Park offers stress busting facilities including an outdoors gym, tennis courts and a bowling green.



The development comprises the restoration of the Grade II Listed (in 2011) former Open Air School, which opened for that use in November 1930, with the individual buildings arranged on three connecting terraces. The school closed in 2005, after which it was neglected and fell into a state of disrepair until acquired by the Parmar family in the Summer of 2024, becoming part of the Parmar Collection including City Rooms and Winstanley House.

## **Tenure**

Individual buildings will be offered to let on fully repairing and insuring leases for a term of years to be agreed.

## **Rent**

On Application

## **VAT**

Applied On rent

## **Services**

The buildings will be connected to mains electricity and drainage and will benefit from the latest broadband speeds.

## **Approximate floor areas:**

Building 1-83.8 sqm (902 sqft)

Building 2-86.9 sqm (935 sqft)

Building 3-86.9 sqm (935 sqft)

## **Energy Performance Certificate**

Buildings are yet to be assessed



For more information  
scan below

