



WESTERN PARK BUSINESS VILLAGE

PHASE 2 COMING SOON TO LET



WE ARE EXCITED TO PRESENT PHASE 2 OF THE WESTERN PARK BUSINESS 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 2 comprising one double storey building and two single story pavilions ranging in size from approximately 180sqm (1927 sqft) to 390 sqm (4200 sqft)
- Buildings 6,7 & 8 to Passivhaus standards

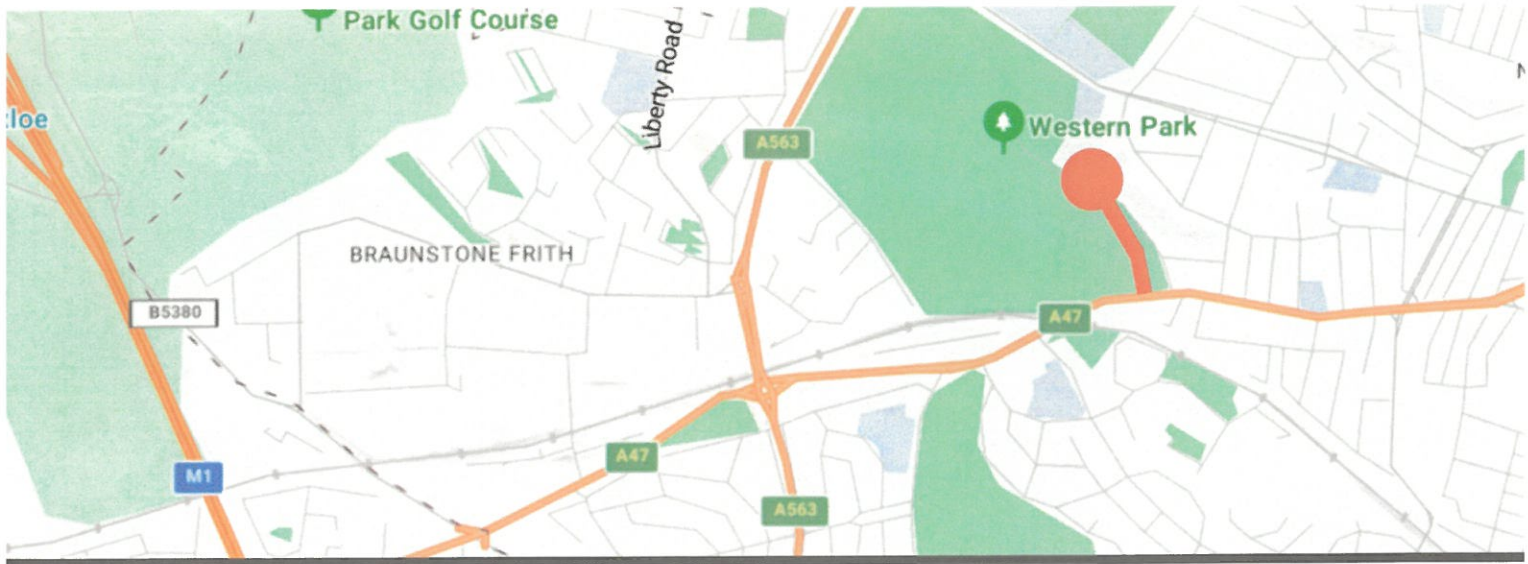


SCAN HERE
TO VIEW
VIDEO WALK
THROUGH

Restoration of this Listed former open-air school has moved onto Phase 2 following the completion and occupation of Phase 1. Phase 2 comprises Buildings 5, 6 and 7 all overlooking a landscaped garden featuring outdoor leisure areas for occupiers.

These spaces are ideally suited to office use, while also lending themselves well to alternative occupancies such as boutique gyms, wellness studios or similar commercial uses.





DEVELOPMENT

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 The City Rooms and Winstanley House.

LOCATION

The business 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 outdoor gym, tennis courts and a bowling green.

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

Will be added to the rents.

SERVICES

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

ENERGY

CERTIFICATE

Phase 2 not yet assessed; each of the buildings on Phase 1 are rated EPC A.





FLOOR AREAS

BUILDING 5

200 sqm (2153 sqft) approx.

BUILDING 6

180 sqm (1938 sqft) approx.

BUILDING 7

200 sqm (2153 sqft) approx.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and 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 & 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 MISDESCRIPTION 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/Lesseees 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/Lesseees 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 tests 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.

