



friars mill

OFFICE PARK

RIVERSIDE & FABRIC BUILDINGS

Two new build office buildings
just minutes from the city centre in the heart of Leicester Waterside

FOR SALE | TO LET

- Adjacent to the River Soar ▪
 - On-site Parking ▪
- High Quality Unique Contemporary Office Accommodation ▪
 - Rates free for 5 years* ▪
- Walking distance to Highcross shopping centre ▪

FRIARS MILL | BATH LANE | LEICESTER | LE3 5BJ



friars mill

OFFICE PARK

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

RIVERSIDE & FABRIC BUILDINGS

The two properties are situated on Bath Lane, an historical industrial area within the Waterside Regeneration Area. The office park 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 2018/19.

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.

riverside
building

5,583 sq ft (518.7 sq m)**



HIGH SPECIFICATION

Two self contained two storey new build office buildings 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
- Good parking allocations
- 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



fabric
building

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



BRACKLEY
PROPERTY DEVELOPMENTS

RATING ASSESSMENT

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

ENERGY PERFORMANCE CERTIFICATE

EPC's will be available upon completion of the buildings.

TERMS

Sale: Purchase Prices on application.

Lease: A new lease on institutional FRI terms is available.
Rents on Application.

VAT

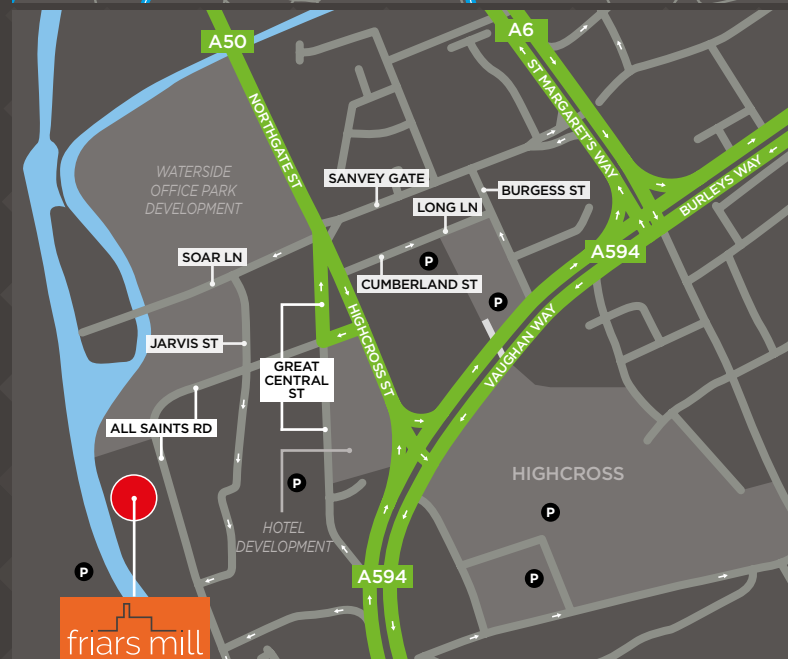
VAT will be payable on purchase price or rent.

VIEWING

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

SAT NAV: LE3 5BJ

Google Maps: <https://goo.gl/maps/k6ZzggdvN5o>



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A DEVELOPMENT BY

BRACKLEY
PROPERTY DEVELOPMENTS

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