

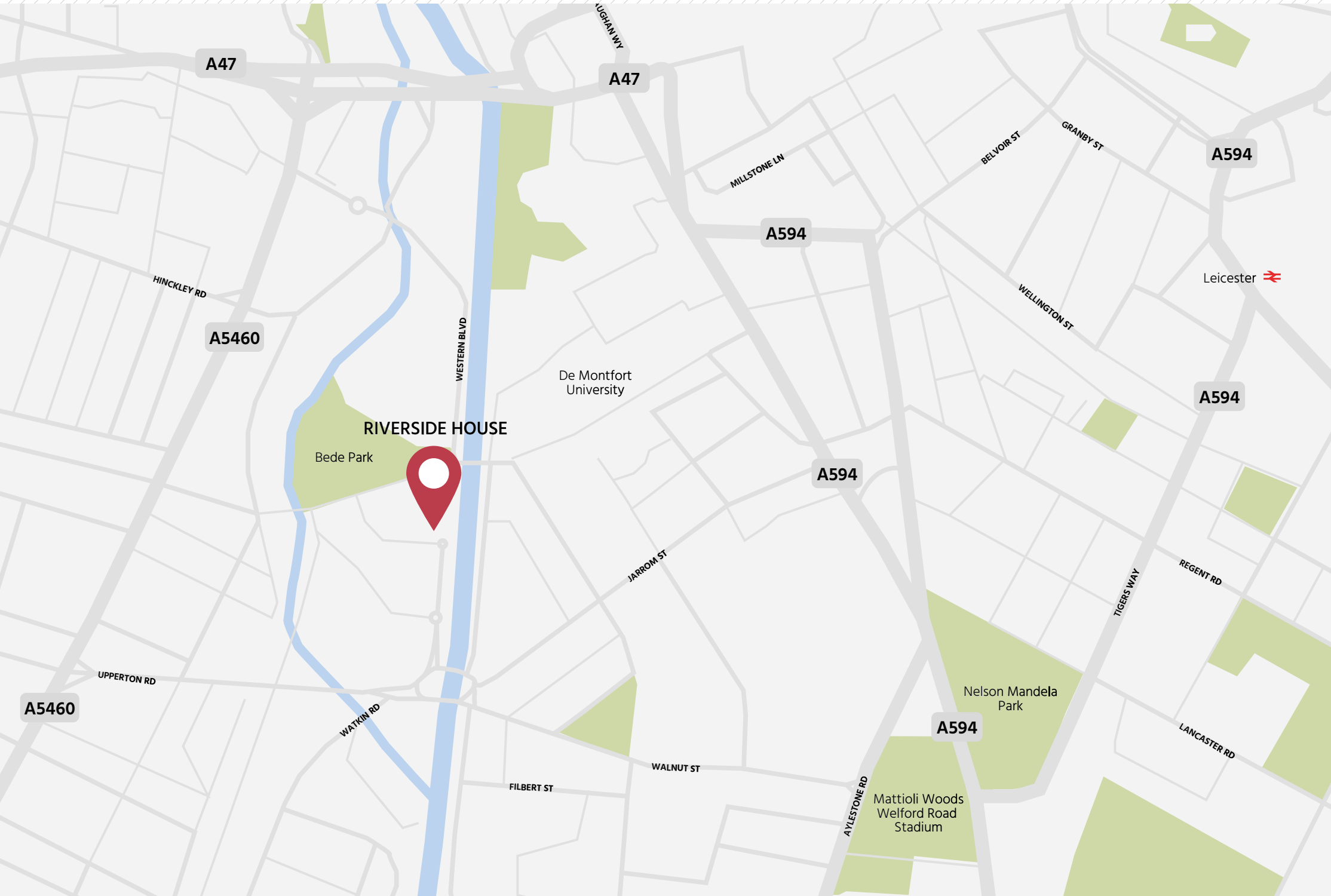


## Riverside House, 49 Western Boulevard, Leicester LE2 7HN

FOR SALE – 3 STOREY SELF CONTAINED OFFICE, RESIDENTIAL DEVELOPMENT OPPORTUNITY STP

**NEWMARK**





# Summary

- 3 Storey Self Contained Office extending to 14,320 sq ft
- Self Contained site with 30 car parking spaces
- Well located for access to M1 (J21) and M69 (J1) interchange (3.5 miles)
- Leicester Railway Station- 1.1 miles away
- City Centre location next to De Monfort University
- Excellent opportunity to covert to student/residential accommodation STP
- 10 minutes walk to Highcross Shopping Centre
- Nearby amenities include TESCO, Pure Gym, Dominos and Bars/Cafes




THE BUILDING


Riverside House is a three-storey office building, of brick and steel frame construction with a curved metal roof, extending to 14,302 sq ft.


The building is ‘L’ shaped and positioned on the corner of Western Boulevard and Tarragon Road, with the entrance to the building immediate on the south eastern corner of the building.


A 30 space surface car park is accessed immediately off Tarragon Road via a barrier system.


The specification and existing fit out of the building includes the following:


- 


Reception and Visitor Toilet Facilities
- 


Open plan offices and meeting rooms
- 


Lift and staircase core
- 


Male, Female and disabled toilets
- 


Secondary stair core
- 


Shower and changing facilities
- 

Kitchen facilities on each floor
- 

Canteen
- 

Suspended ceilings with mineral fibre tiles
- 

Category II lighting
- 

Integrated heating and cooling system
- 

Carpet, Tile and Vinyl flooring throughout

LOCATION

Riverside House is located on the corner of Tarragon Road and Western Boulevard to the South West of Leicester City Centre overlooking the River Soar.

The building is adjacent to De Montfort University and 1.2 miles from Leicester Railway Station, with local amenity including Tesco Superstore and Lidl.

TENURE

Freehold

QUOTING PRICE

£2,250,000 + VAT

RATEABLE VALUE

£159,750

Interested parties should make their own enquiries with the Local Authority to verify this information.

PLANNING

The property falls within use class E of the Town and Country Planning (Use Classes Order 1987 (as amended)).

This property offers potential for a change of use, subject to the planning permission.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

TBC

FLOOR PLANS

Floor plans available upon request

TITLE NUMBER

LT326778



# Contacts

For Further information please contact:

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**NEWMARK**



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