

**MATHER
JAMIE**
01509 233433

**11 Uxbridge Road
Leicester
Leics
LE4 7ST**

TO LET
£300,000 pax



**Substantial detached
Factory/Warehouse Premises**

**3,847.94 sq m (41,419 sq ft)
Site Area approx 1.4 acres**

11 Uxbridge Road, Leicester, Leics, LE4 7ST

DESCRIPTION

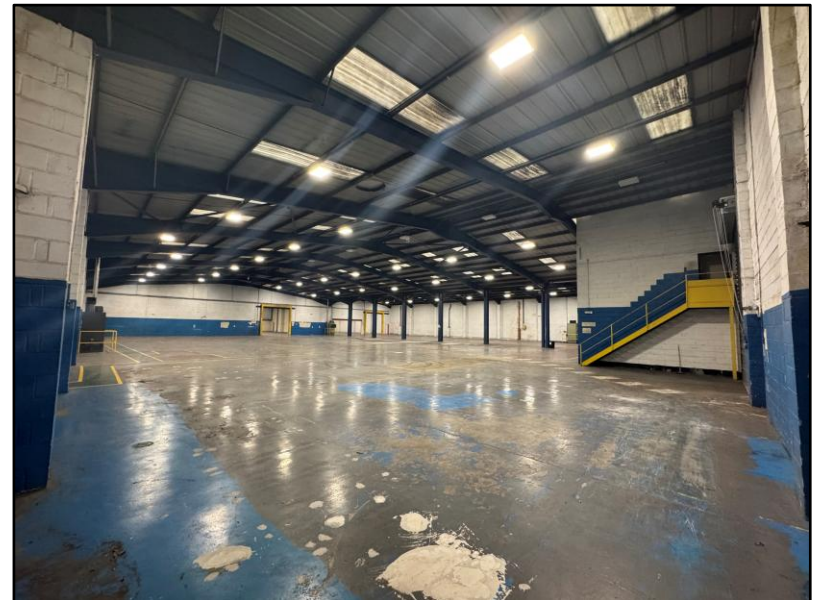
The property provides a substantial detached, twin-bay factory/warehouse premises with three-storey offices, on a site of approximately 1.4 acres.

The premises benefit from a substantial, secure, loading yard to the front elevation with 2x powered roller shutter loading access doors to the goods in and goods out areas. To the rear is a further large secure loading/parking yard with roller shutter loading access door.

The main factory/warehouse spaced has a pitched profile clad roof incorporating 10% translucent light panels, with internal clearance to eaves of 6m having solid brickwork to eaves and solid concrete flooring. The building benefits from a substantial power supply of approximately 450 kVA.

To the front elevation there is a three-store self-contained block of HQ style offices with integral links at ground floor to the warehouse/factory space. The offices offer a mixture of private and open plan areas with suspended ceilings, including inset lighting, male, female and disabled WCs and kitchen/canteen.

To the rear of the main factory space is an integral two-storey office providing canteen, welfare facilities and office, with a substantial purpose-built concrete mezzanine open storage area above workshop, male and female WCs and stores.



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ACCOMMODATION

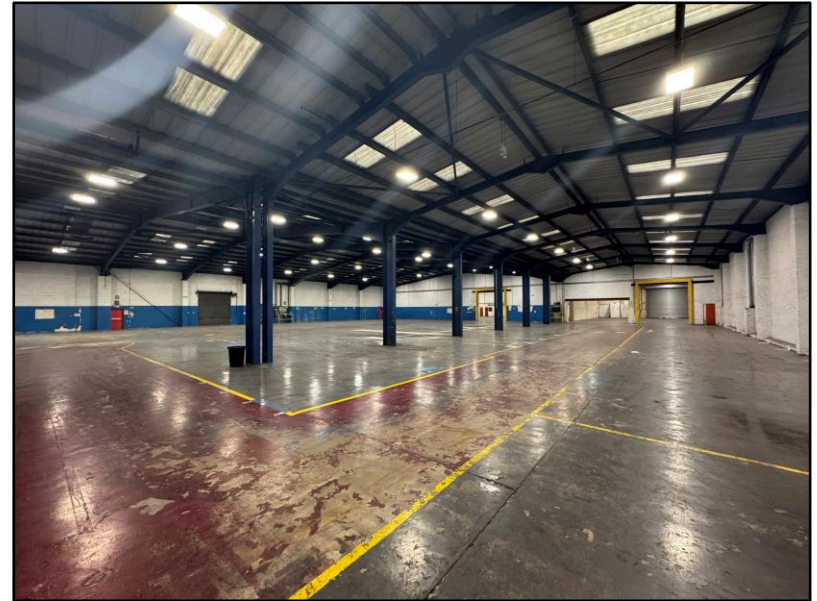
Ground Floor		
Goods In	324.78 sq m	(3,495 sq ft)
Goods Out	722.88 sq m	(7,781 sq ft)
Factory Warehouse	2,1174.59 sq m	(22,794 sq ft)
Offices	180.57 sq m	(1,944 sq ft)
Total GIA	3,345.82 sq m	(36,014 sq ft)
First Floor		
Offices	180.57 sq m	(1,944 sq ft)
Rear Office	39.71 sq m	(427 sq ft)
Concrete Mezzanine	101.27 sq m	(1,090 sq ft)
Total GIA	321.55 sq m	(3,461 sq ft)
Second Floor		
Offices	180.57 sq m	(1,944 sq ft)
Total Property GIA	3,847.94 sq m	(41,419 sq ft)

RENT

£300,000 (three hundred thousand pounds) per annum exclusive.

VAT

The position regarding VAT is to be confirmed.



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TENURE

The property is available by way of a new lease on terms to be agreed.

SERVICE CHARGE

An ad hoc service charge is currently charged for the maintenance of shared roads within the wider estate.

BUSINESS RATES

Local Authority: City of Leicester
Period: 2025/2026
Rateable Value: £104,000

LEGAL COSTS

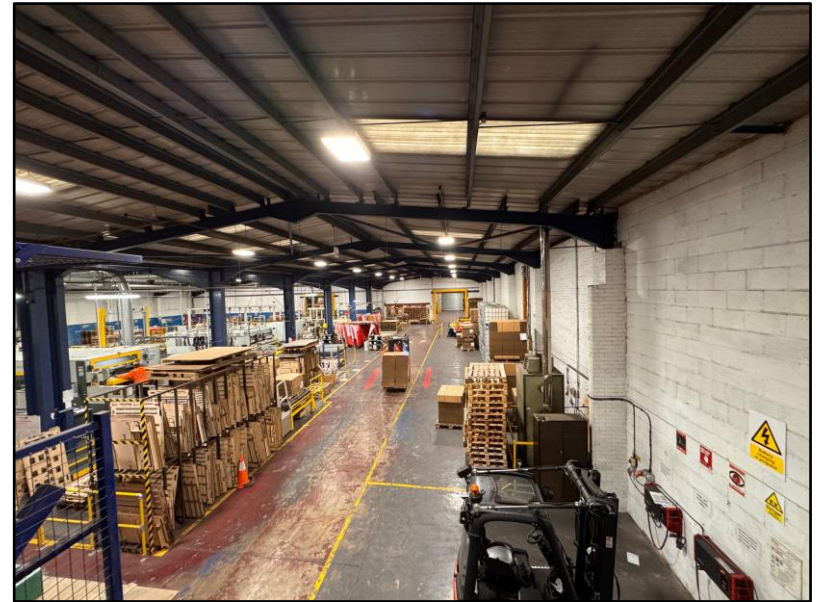
Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 114 within Band E. The EPC is valid until 3 September 2034.

PLANNING

We understand the premises have established use under Class B2 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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WORKING HOUR RESTRICTIONS

Current hours of use:

06:00 – 22:00 Monday – Friday

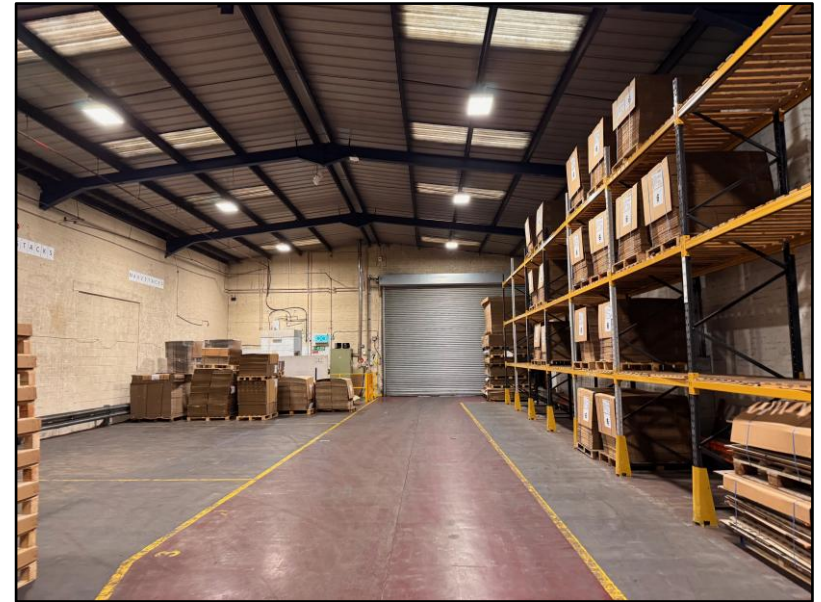
07:30 – 22:00 Saturday & Sunday

No working on Bank Holidays

Copy of planning available on request.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



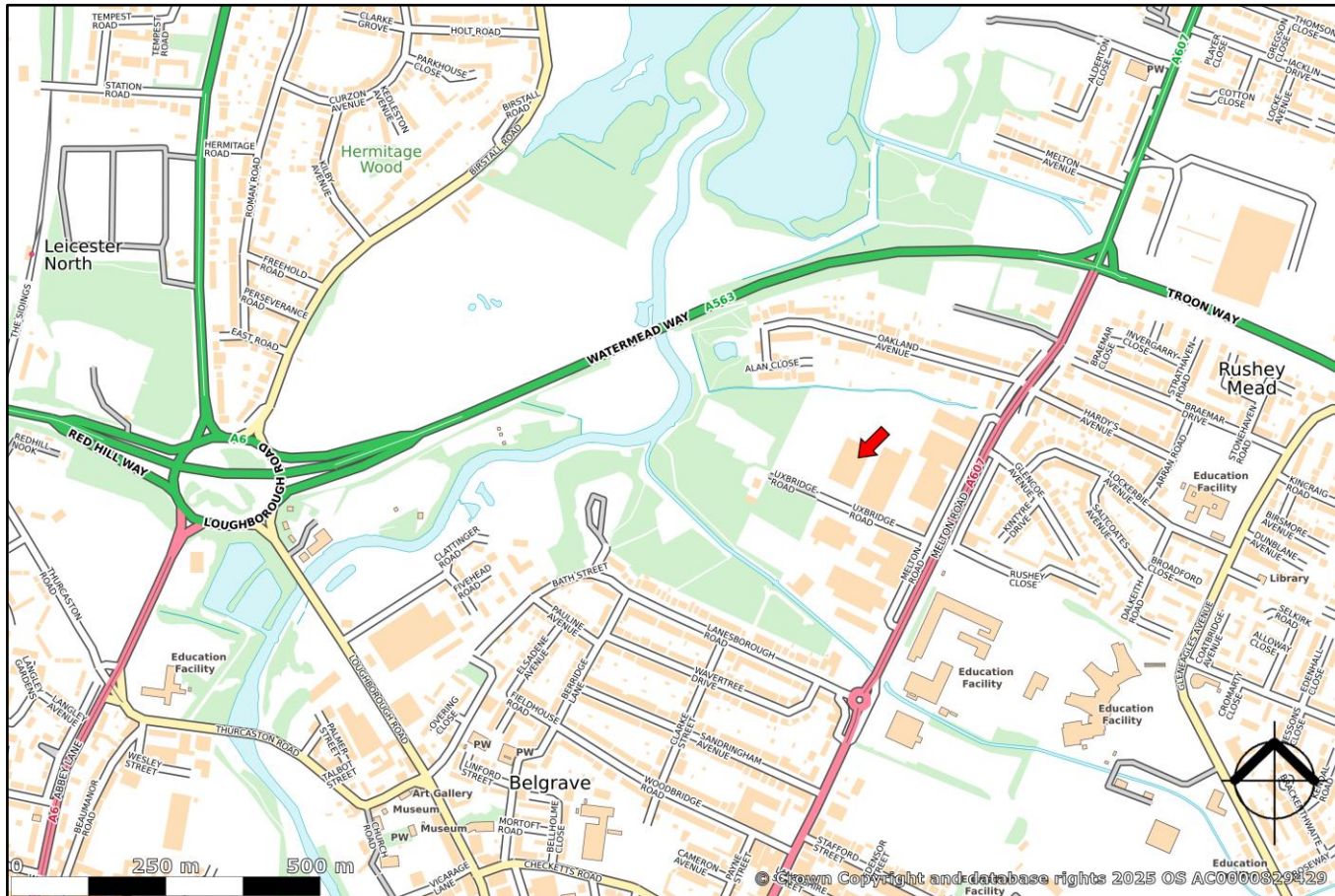
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LOCATION

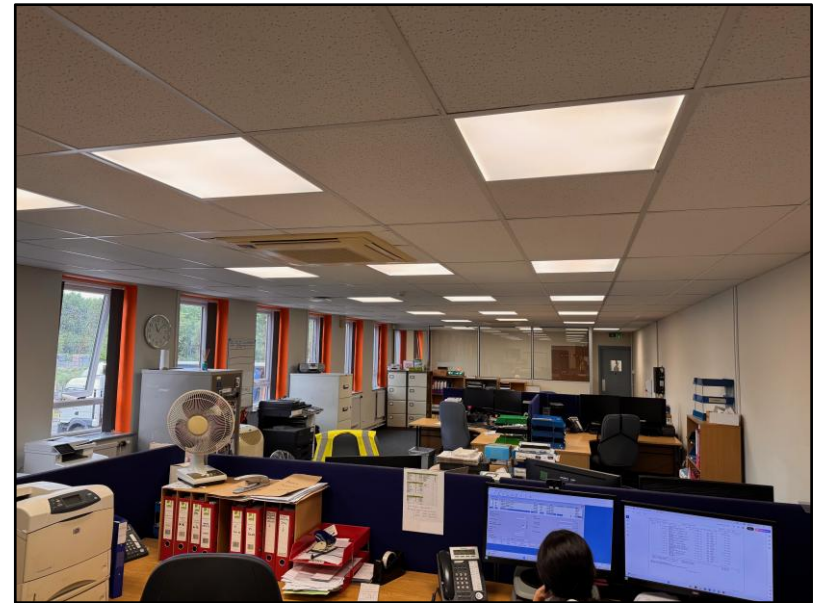
The subject property occupies a site on Uxbridge Road offering access to Melton Road, providing superb road links to Leicester outer ring road and the A46 western bypass, approximately 3.5 miles to the north.

Junction 21A of the M1 motorway is approximately 7 miles to the west of the site and Junction 21 of the M1/M69 is approximately 7 miles south.

 **what3words:** ///budget.fuel.lifted



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations