

**Substantial office/industrial complex for sale freehold  
(letting considered)**

**Surplus site at Ulverscroft Road  
Leicester  
Leicestershire  
LE4 6BW**



- Total Site area approx. 2.88 acres
- Offices 2030 sqm (21852 sq ft)
- Industrial 1187 sq m (12,777 sq ft)
- Suitable for alternative uses or potential redevelopment (subject to planning)

**Location**

The site is located on Ulverscroft Road which runs between Catherine Street and Forrest Road some 3 miles northeast of the city centre. The immediate area is characterised by a number of large industrial concerns, but the overall environment has changed in recent years with a number of community centres and trade counter operations including Screwfix and Travis Perkins opposite. Access into the city centre and to the main arterial routes around Leicester is easily achieved, with Catherine Street providing access to the inner ring road network that allows access to the A47, Uppingham Road and the A46 Melton Road.



### Description

The subject site that forms part of a larger complex, comprises of 2.88 acres and presently houses two buildings. The main office building fronting Ulverscroft Road is 3 story in design providing in the main open-plan accommodation although divided into a number of private offices and meeting rooms on various floors.

To the rear of these offices is an industrial unit constructed in brickwork around a concrete frame under a pitched roof. The unit overall is divided into two separate parts, one side an unencumbered warehouse, the other side has been used for more manufacturing processes. The floor is of concrete construction and access and loading/unloading is available at either end of the unit.

The properties sit upon a substantial car park with good overall access arrangements in the front of the offices and the industrial unit out onto Ulverscroft Road.

To the east of the site is an area of land, partly used for open storage, and previously for car parking that extends to approximately 0.66 acres. There is a separate vehicular access from Harrington St. This may be suitable for future development subject to any planning consent being received.

### Accommodation

#### Offices

Ground floor	676.71 sq m	(7284 sq ft)
First floor	676.71 sq m	(7284 sq ft)
Second floor	676.71 sq m	(7284 sq ft)
<b>Total approx. GIA</b>	<b>2030.13 sq m</b>	<b>(21,852 sq ft)</b>

#### Warehouse

Ground floor GIA	<b>1187.02 sq m</b>	<b>(12,777 sq ft)</b>
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<b>TOTAL SITE AREA – APPROX</b>	<b>1.16 hectares</b>	<b>(2.88 acres)</b>
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### Services

We understand that all mains services are available to this part of the site.

#### Planning

The site has an existing and authorised use for office and industrial uses. Parties that are interested in alternative uses or the redevelopment of the site are advised to speak with the local planning authority, Leicester City Council on 0116 454 1000

### Tenure

Freehold with vacant possession on completion

### Letting

Our clients would consider a letting of all or part of the premises – further details available on request.

### Price

£TBA

### Rent

£TBA

### Rating Assessment

The property is currently assessed with the larger adjoining Bostik site and, as such the assessment will be split on the sale/letting of the accommodation.

Applicants are advised to make their own enquiries of the local rating authority.

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### Energy Performance Certificate

The property has an energy performance asset rating as follows:-

Offices	– D-98
Warehouse	– D-82

### Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

### VAT

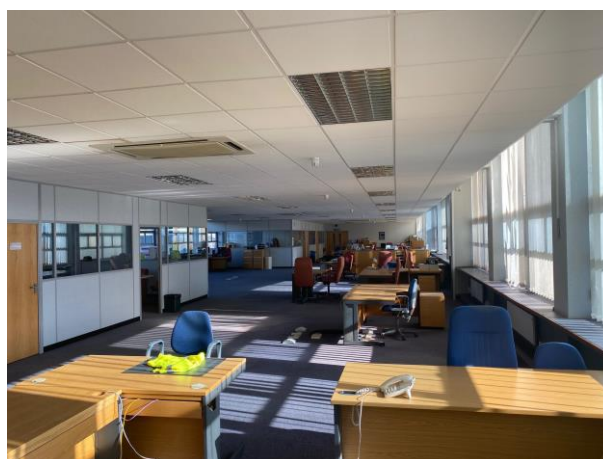
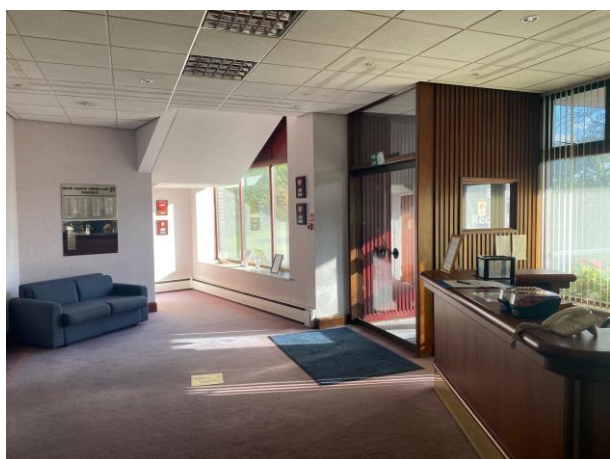
All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

Strictly by appointment through the joint agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com or Innes England, Leicester office – 0116 255 5455 (Peter Doleman dealing) for viewings.

### Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



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