

**ANDREW+**  
**ASHWELL**



**For Sale**

# **FREEHOLD INDUSTRIAL PREMISES**

21-23 Nansen Road + Leicester + LE5 5FY



**26,453 Sq Ft**

**£1,750,000 for the Freehold Interest**



**Sought after  
location**



**Clearance heights  
4.2m to 6.5m**



**Front loading**



**Rare freehold  
opportunity**



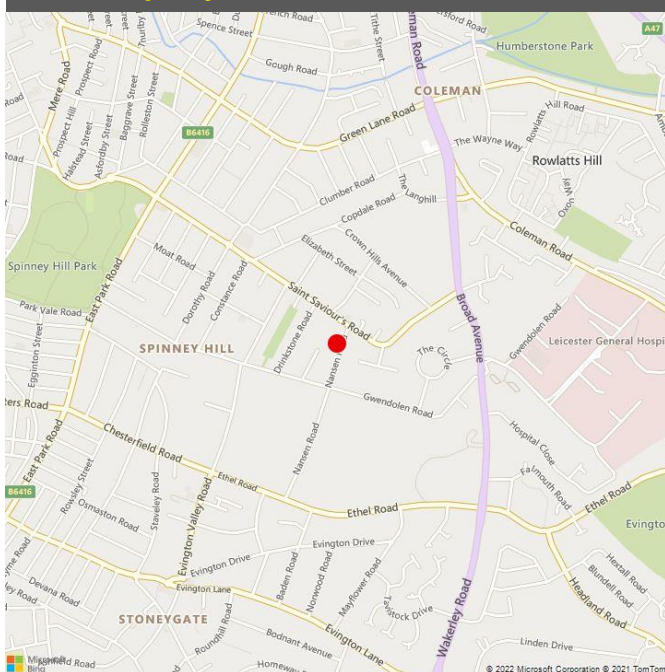
0116 254 1220 | [andash.co.uk](http://andash.co.uk) | 53 London Road, Leicester LE2 0PD

## Location

Located within the Evington district of Leicester the property is situated on the west side of Nansen Road close to its junction with St Saviours Road, approx. 2 miles east of Leicester City Centre.

The property is within close proximity of the main A6030 trunk road which forms part of the Leicester ring road and the surrounding high density residential provides a good source of labour.

### The Property

**SAT NAV: LE3 1UB**

## Rating Assessment

Rateable Value (2017): £52,500

U.B.R (2022/2023): £0.512

Est. Rates Payable (2022/2023): £26,880

## Viewing

**Strictly by appointment with the sole agent**

**Mike Allwood**  
mra@andash.co.uk  
07969 149 386

**Kelvin Wilson**  
kww@andash.co.uk  
07702 369 280

## Description

The property comprises an established mainly single storey industrial unit with part first floor office and storage facilities.

Internally the unit has clearance heights ranging from circa 4.2m to 6.5m and incorporates a side amenity section. The front two storey offices are mainly open plan with partitioned offices to part.

Loading is over a front roller shutter door and the forecourt provides parking to the property.

## Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor - Industrial & Offices	22,016	2,045.3
First Floor - Offices and Storage	4,437	412.2
<b>TOTAL</b>	<b>26,453</b>	<b>2,457.5</b>

## Energy Performance Certificate

A copy is available upon request.

## Terms

**£1.75M** for the freehold interest

## VAT

Prices are quoted excluding VAT.

## Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

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