



To Let (May Sell Parts)

Prominent Industrial Complex

123 Abbey Lane + Leicester + LE4 5QX



7,097 - 129,505 Sq Ft



Frontage to main A6
trunk road



1 mile from city
centre

Rent on Application



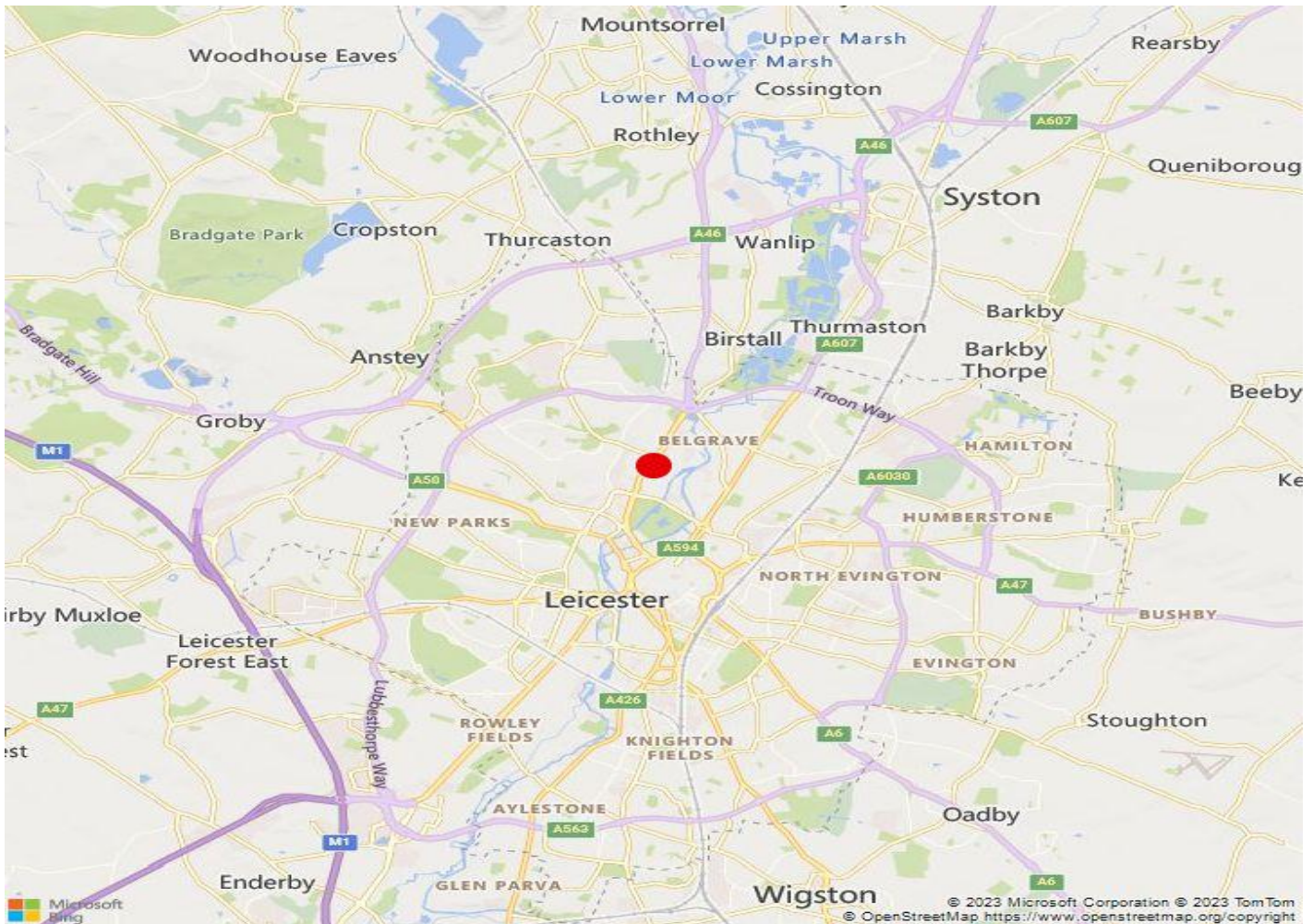
Flexible warehouse
accommodation



Secure perimeter
fence



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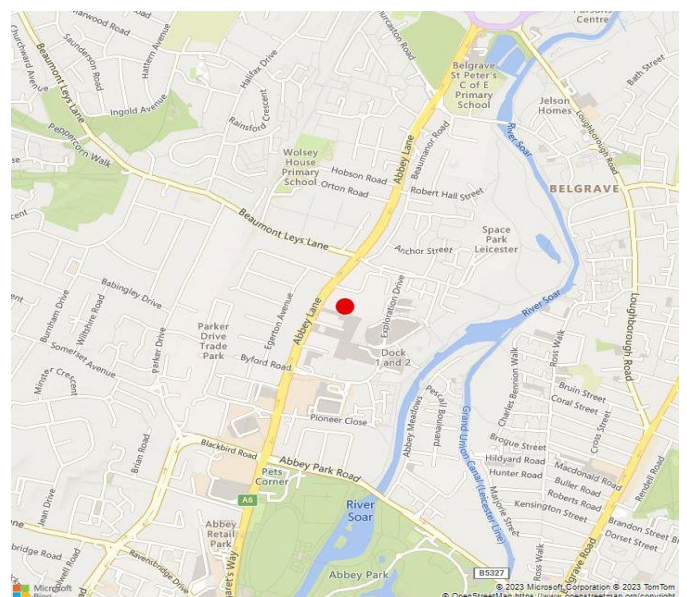


Location

The site is located on the east side of Abbey Lane (A6), approximately 1 mile north of Leicester city centre, adjacent to the National Space Centre.

The site is well-positioned benefiting from excellent transport links, having the inner ring road system within close proximity which provides direct access in and around the city centre and further links to both local highways and motorway networks via J21 of the M1/M69 and J22 of the M1.

The site itself is situated within a prime mixed commercial area in Leicester and comprises a number of popular amenities to include; Asda supermarket, Aldi supermarket, Greggs bakery, McDonalds and Abbey Retail Park all within walking distance. Major attractions nearby include Abbey Park and the National Space Centre and Space Park.



SAT NAV: LE4 5QX





Description

The site is the former Otis Lifts headquarters extending to some 4.78 acres (1.93 hectares), upon which stands an industrial complex of 6 buildings within a secure site.

Building 1: a four storey office building providing a mixture of open plan and cellular offices together with ancillary accommodation. The property is served by a passenger lift.

Building 2: a refurbished single storey north light building that has been converted to mainly open plan offices with warehouse.

Building 3: a single storey warehouse with a multi-pitched corrugated asbestos roof covering and roller shutter loading doors.

Building 4 a single storey industrial building with north light corrugated asbestos roof. Internally the accommodation comprises mainly warehouse / storage with ancillary office and toilet facilities.

Building 5: a single storey industrial unit with a pitched corrugated asbestos roof. Internally, the premises comprise open plan warehouse accommodation with ancillary offices.

Building 6: a double bay portal framed industrial premises with a side flat roof section. Internally, the premises is laid out to provide open plan warehouse spaces together with ancillary accommodation.

Accommodation

DESCRIPTION	SIZE (sq.ft.)	SIZE (sq.m.)
Building 1	20,375	1,892.8
Building 2	35,920	3,337
Building 3	7,079	657.6
Building 4	20,652	1,918.6
Building 5	19,737	1,833.6
Building 6	25,742	2,391.4
TOTAL	129,505	12,031.4





Rating Assessment

The property currently has a single rateable value for the whole site of £203,000. The Buildings will be separately assessed for rating purposes.

Terms

The property is available as a whole or as individual buildings on a leasehold basis. Our client may consider a freehold disposal of parts of the site.

VAT

Prices are quoted excluding VAT.

Energy Performance Certificate

A copy is available upon request.

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.

Viewing

Strictly by appointment with the sole agent

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