

AVAILABLE
FROM Q4 2025



For indicative purposes only

80 SCUDAMORE ROAD LEICESTER LE3 1UQ

Fully Refurbished Industrial / Warehouse Unit
from 50,000 to 118,350 sq.ft (4,645 to 10,995 sq.m)

- New roof and new cladding
- Close to J21 and 21A of M1
- Available for occupation from Q4 2025
- Established Industrial Estate

TO LET

DESCRIPTION

The unit has a clearance height of circa 6.2m and is fully refurbished providing accommodation from 50,000 to 118,350 sq.ft.

The refurbishment includes a new composite clad roof, and composite clad profile elevations, new roof lights, and LED lighting. The office areas are also refurbished.

The property has dual frontages to Scudamore Road and Murrayfield Road, along with a 360 degree circulation.

To the rear the main warehouse is a 3-bay warehouse developed in sections through to Murrayfield Road.

On the Murrayfield Road elevation additional first floor offices are included with 5 x dock-level loading doors, maximum height of 4.4m, and clad elevations beneath pitched roofs. There is also 1 x dock-level loading door on the Scudamore Road elevation.

There are concrete and tarmac yard areas with road access to the front and back, plus canopy side loading facilities to each side of the warehouse. Internal clearance ranges between 6.2m - 6.3m with solid concrete flooring.

THE PROPERTY
STANDS ON A SITE
OF APPROXIMATELY 4.6 ACRES



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SPECIFICATION



6 Dock and
12 level access



Front, rear and
side loading



6.2m to eaves
9.90m to apex



Side yard
access



Power supply 550 kVA
(275 kVA per unit if split)



8 EV charging points
(4 per unit if split)



LED motion and
daylight saving lighting



Secure
yard



LOCATION

Leicester is a major East Midlands City with a population of circa 350,000 lying to the east of the M1 motorway at Junctions 21 and 22 with Junction 21 being the link with the M69 motorway accessing easily into the West Midlands.

The City has, historically, been known for the hosiery and footwear industries although, more recently, warehousing and distribution has become a major employer alongside the motorway junction.

Leicester is a major University City including both the University of Leicester and De Montfort University with approximately 40,000 students.



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LOCATION	MILES	TIME
Leicester City Centre	4.3	13 mins
M1 J21 / M69 Junction	3.4	8 mins
M1 J21a	5.7	11 mins
A50	18	27 mins
M6	18.9	22 mins
A14	17	24 mins

AIRPORT	MILES	TIME
East Midlands	21.7	27 mins
Birmingham	35.8	41 mins
London Luton	72	1h 20 mins
RAIL	MILES	TIME
Leicester Railway Station	4.5	18 mins

SITUATION

The subject property is located off New Parks Way (A563) on the south side Scudamore Road to the east of Leicester city centre, approximately 3.5 miles from Junction 21 of the M1/M69 motorways and 8 miles from Junction 22 of the M1 motorway, providing excellent access to the local road and national motorway networks.

Occupiers on the estate include:

**SAMWORTH
BROTHERS**

XPOLogistics

next

**cavendish
nuclear**



casepak
recycling excellence



ACCOMMODATION

	SQ M	SQ FT
Warehouse	10,540	113,450
Front Welfare / Offices:	352	3,790
Rear Welfare / Offices:	103	1,110
TOTAL	10,995	118,350



VAT

VAT will be charged at the prevailing rate.

BUSINESS RATES

Local Authority: City of Leicester
Period: 2023/2024
Rateable Value: £287,500

LEGAL COSTS

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

TENURE

Leasehold on terms to be agreed.

EPC

EPC is target B. We have this as a draft certificate which cannot be lodged until the build works are completed.

PLANNING

We understand the premises have authorised planning consent under Class B8 (warehouse) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

CONTACT

By appointment with the joint sole agent:



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