



**80 St Margarets Way, Leicester  
LE4 0BX**

E/2024

# 80 ST MARGARETS WAY

LEICESTER, LE4 0BX



Agreement

To Let



Detail

Open Storage/Roadside Site



Rent

£65,000 pax



Size

0.836 acres (4,046.24 sq yds)



Location

Leicester, LE4 0BX



Property ID

E/2024

**For Viewing & All Other Enquiries Please Contact:**



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## Property

A secure level open storage site with a mixture of concrete, tarmacadam and gravel finishes. The site comprises two structures on the northern section, one of which is a brick-built building and the other is a steel shed. The brick building comprises a flat roof with three roller shutter doors on the front elevation. The steel shed is of portal frame construction beneath a dual pitched roof in similar profile steel sheet roof coverings and comprises a roller shutter door together with an individual access entrance door to the front elevation.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following site area.

Area	Acres	Sq yrds
Total	0.836	4,046.24

## Services

We understand that mains water, electricity and drainage supplies are available to be connected to the site. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the site has authorised planning consent for industrial purposes, as well as for retail use, specifically for the sale of cars and caravans.

Interested parties are advised to undertake their enquiries with the local planning authority.

## Rates

<b>Charging Authority:</b>	City of Leicester
<b>Description:</b>	-
<b>Rateable value:</b>	To be separately assessed
<b>UBR:</b>	0.546
<b>Period:</b>	2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** on fully repairing and insuring basis for a term of years to be agreed.

## Rent

**The rent will be £65,000 per annum exclusive.**

## Unrepresented Parties

Interested parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## Location

The site is prominently positioned on the west side of St Margaret's Way (A6) in Leicester, close to its junction with Ravensbridge Drive, approximately 1 mile north of the city centre.

St Margaret's Way itself is a major arterial route which provides access into the city from the north and connects to Leicester's inner ring road system which provides easy access around the city.

The site is also conveniently located close to the A50 which connects to Leicester's outer ring road system, providing direct links to the motorway networks, J21 of the M1/M69 and J22 of the M1.







