



14-16 Iliffe Avenue, Oadby, Leicestershire, LE2 5LH

FileNo/2026/AL

# 14-16 Iliffe Avenue

Oadby, Leicestershire, LE2 5LH



## Agreement

To Let



## Detail

Industrial / Showroom /  
Office



## Rent/Price

£80,000pa plus VAT



## Size

997.52sq m  
(10,736sq ft)



## Location

Oadby, LE2 5LH



## Property ID

FILENO/2026/AL

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



## Amanda Lawrence

AssocRICS

Agency Surveyor

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## Property

A part two storey building having warehousing and showroom at ground floor level and offices at first floor.

The property has been refurbished recently to include redecoration throughout and new roofs within the last 12 months fitted with solar panels. It has also been rewired throughout.

The single storey building is of brick construction under a pitched metal framed clad roof with roof lights. This unit has a clear span with two loading doors to the front elevation one being level access and the other a raised access door. The unit is fitted with a gas blower heater, LED strip lighting, three phase electrics, T Point and WC. The clear eaves height is 3.502M.

A large opening in the wall leads into the adjacent two storey part being of concrete frame construction with elevations of cladding and double glazing with the end elevation being of brick and all under a flat roof.

The ground floor provides further warehouse or showroom accommodation having a brick tiled floor, gas blower heating, and lighting. Separate staircases to the front and rear lead to the first floor which is fitted with a number of open plan and cellular offices together with male and female WC's. The offices are fitted with a mixture of carpeting and laminate flooring, suspended ceilings, double glazing, gas fired heating and air conditioning.

Externally car parking is provided to the front of side of the property

## Services

We understand that mains water, drainage, electricity and gas are all available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant service providers.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that it provides the following gross internal area (GIA):-

Area	m <sup>2</sup>	ft <sup>2</sup>
GF Single Storey	482.71	5,196
GF Showroom / Warehouse	255.57	2,750
First Floor Offices	259.24	2,790
<b>Total</b>	<b>997.52</b>	<b>10,736</b>

## Town & Country Planning

We understand the property has consent for storage and distribution (Class B8) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Consent was granted on 22nd September 2023 for partial change of use from storage/distribution (Class B) to storage/distribution (Class B8) with meeting place for the principal use of the location community (Class F2 (b)) and display of goods (Class E (a)).

Interested parties are advised to make their own investigations to the Local Planning Authority Oadby and Wigston Borough Council on 0116 288 8961.

## Energy Performance Certificate

An EPC is being prepared and will be made available.

## Legal Costs

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

## Tenure

The property is immediately available to let on a new full repairing and insuring lease for a term of years to be agreed.

## Rent/Price

**£80,000 per annum plus VAT**

## VAT

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

## Rates

**Charging Authority:** Oadby & Wigston Council  
**Description:** Ground Floor Warehouse and First Floor Office

**Rateable Value:**  
Part 14-16 Iliffe Avenue £28,500  
Part Ground & FF 14-16 Iliffe Avenue £19,000

**Period:** 2025-2026

Estimate your business rates at - GOV.UK

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.

## Anti-Money Laundering

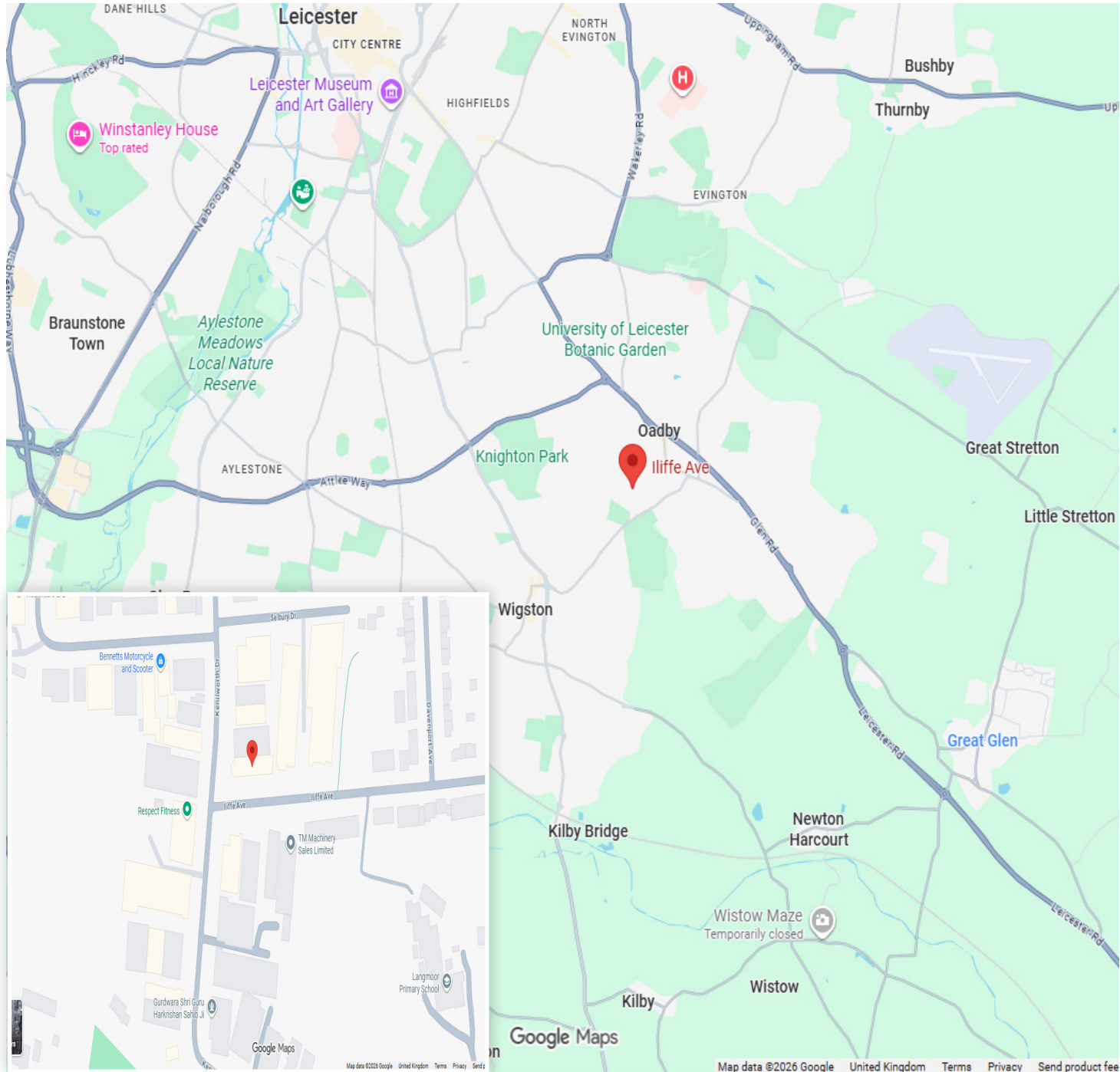
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

## Location

The property is prominently located on the corner of Iliffe Avenue and Kenilworth Drive on the Oadby Industrial Estate accessed off the B582 Wigston Road.

Oadby is approximately 4 miles south-east of Leicester City Centre. The Estate enjoys good road links lying just off the A6 which links Leicester to Market Harborough and is just south of Leicester's ring road which in turn links to the M1 (J21)/M69 motorways.

The amenities in Oadby town centre are approximately 0.5 miles away.





Bennetts Motorcycle  
and Scooter  
Second-hand Motorcycle Dealer

Respect Fitness

Leicester Tys  
Electronics Retail and Repair Shop

Turbine Controls

Beezer

Loyal & Sons

Google Maps

Newplan Solutions

Deacons Martial  
Arts & Fitness

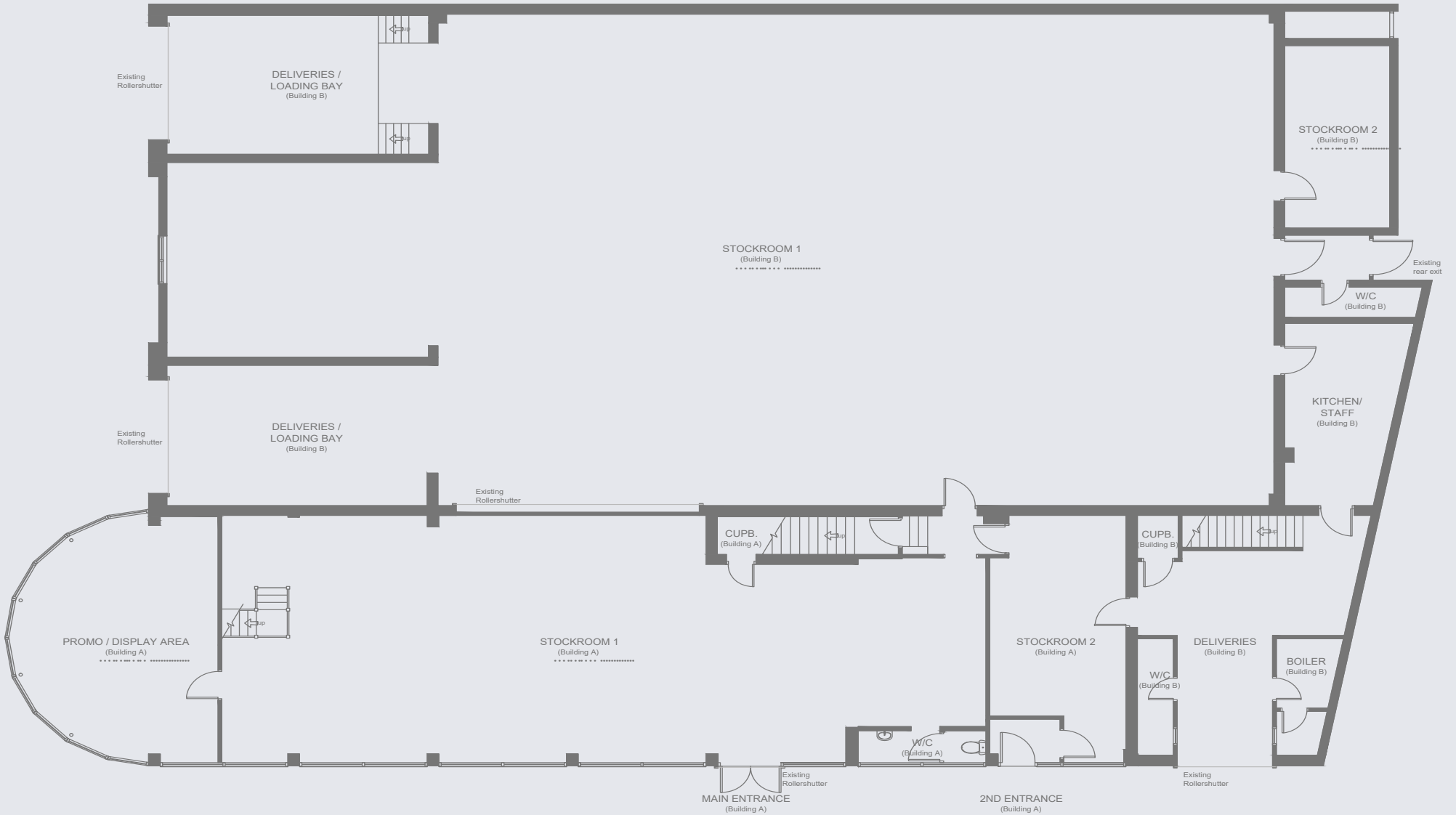
MANOR WOOD CARS  
Cardealer

TM Machinery  
Sales Limited

Iliffe Park







project	The Kid Collective	scale	1:100	@ A3	A	11/10/23	Design Development												
location	14, Iliffe Avenue, Oadby, Leicestershire	date	11.04.23		B	01/11/23	For Tender												
title	Existing Ground Floor Plan	dwg by	VM																
dwg no	1134.A3.01	check by	SA																

**AWTY MAUGHAN DESIGN**

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