



446 GIPSY LANE, LEICESTER  
LE4 9DB

2025AV

Eddisons

# 446 GIPSY LANE

LEICESTER, LE4 9DB



Agreement

To Let



Detail

Industrial / Warehouse  
Premises



Rent/Price

£80,000 pax



Size

1,626.23 sq m (17,505 sq ft)



Location

Leicester, LE4 9DB



Property ID

2025AV

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



**AMAN VERMA**  
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Surveyor

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## Property

A self-contained industrial premises which forms part of a larger single storey industrial building built circa 1950s in traditional brick construction beneath a mixture of flat roof and north light roof forms. The front elevation comprises a double access entrance door at the corner of the building together with an electrically operated loading roller shutter and aluminium framed double glazing. The floors are of solid concrete construction.

Internally, the premises is laid out to provide a grand entrance/lobby to the storey offices together with a predominantly clear and unencumbered warehouse and welfare facilities. The premises benefits from three phase power, gas central heating, strip lighting, and an electrically operated loading roller shutter.

Externally, the premises has the benefit of on-site car parking and loading facilities to the front.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Warehouse	988.09	10,636
Office/WC/Kitchenette	281.73	3,033
First Floor		
Office/WC/Kitchenette	356.41	3,836
Total Gross Internal Area	1,626.23	17,505

## Services

We understand that all mains services are connected to the premises.

## Planning

We understand the property has the benefit of authorised use under Class E/B2/B8 Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

The premises may be suitable for other uses, subject to planning.

This information is provided for guidance purposes only and prospective parties are advised to undertake their own due diligence in this regard.

## Rates

**Charging Authority:** Leicester City Council  
**Description:** Factory and Premises  
**Rateable value:** £29,250.00

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - 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.

## Tenure

The premises are available on a new lease for a term of years to be agreed.

The premises may be split, contact the Agent to make enquiries in this regard.

## Energy Performance Certificate

Available on request.

## Rent

**£80,000 per annum exclusive**

## VAT

VAT may 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.

## Unrepresented Parties

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

## 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 tenants prior to instruction of solicitors.

## Location

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The premises is prominently located on a corner position, having a return frontage on Victoria Road East (A6030) and Gipsy Lane in Leicester, approximately 2.4 miles northeast of the city centre. Victoria Road East is a major arterial route that connects to the A47 to the east of the city via Leicester's outer ring road system which also provides further links to other major towns and cities via the motorway network, J21 (M1/M69) and J22 (M1) via the A50. The premises itself has the benefit of a strong local labour force together with excellent local amenities within close proximity, which include an Aldi supermarket, Costa Coffee, KFC drive-thru and a petrol filling station.





