



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
- Established Industrial Estate



[Click here to view
the drone footage](#)

TO LET

DESCRIPTION

The refurbishment includes a new composite clad roof with roof lights, composite clad profile elevations, new painted flooring, two storey offices / amenity and LED lighting.

The property benefits from dual frontages to Scudamore Road and Murrayfield Road, along with a 360 degree circulation and secure yard areas.

6 x dock-level loading doors with maximum height of 4.40m are incorporated to the Murrayfield Road elevation.

There are concrete and tarmac yard areas serving the main loading to the front and rear elevations together with level access loading facilities (canopy to part) to each side of the warehouse. Internal clearance ranges from 6.2m (eaves) to 9.2m (apex) with solid concrete flooring throughout.

THE PROPERTY
STANDS ON A SITE
OF APPROXIMATELY 4.6 ACRES

SPECIFICATION



6 Dock doors
and 12 level
access doors



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:

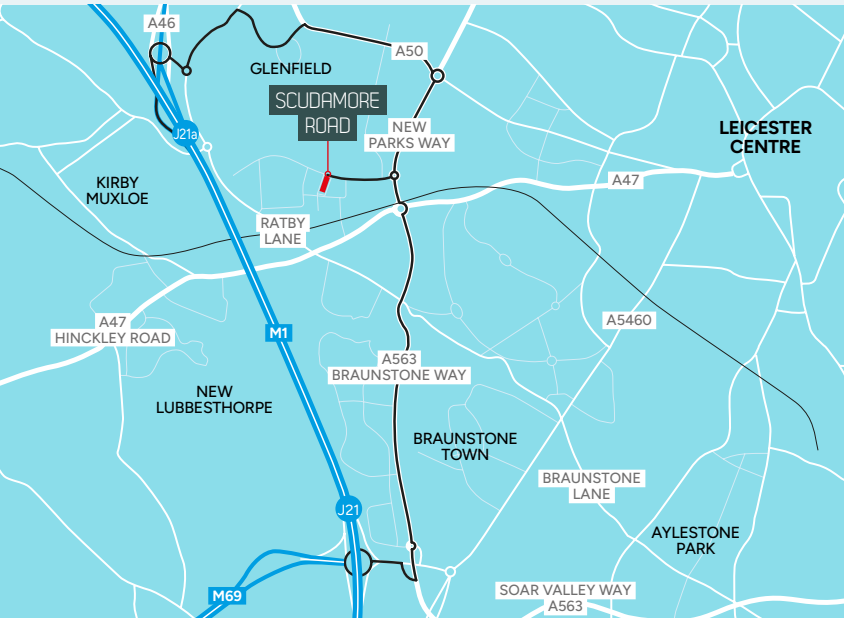
SAMWORTH
BROTHERS

next

XPOLogistics

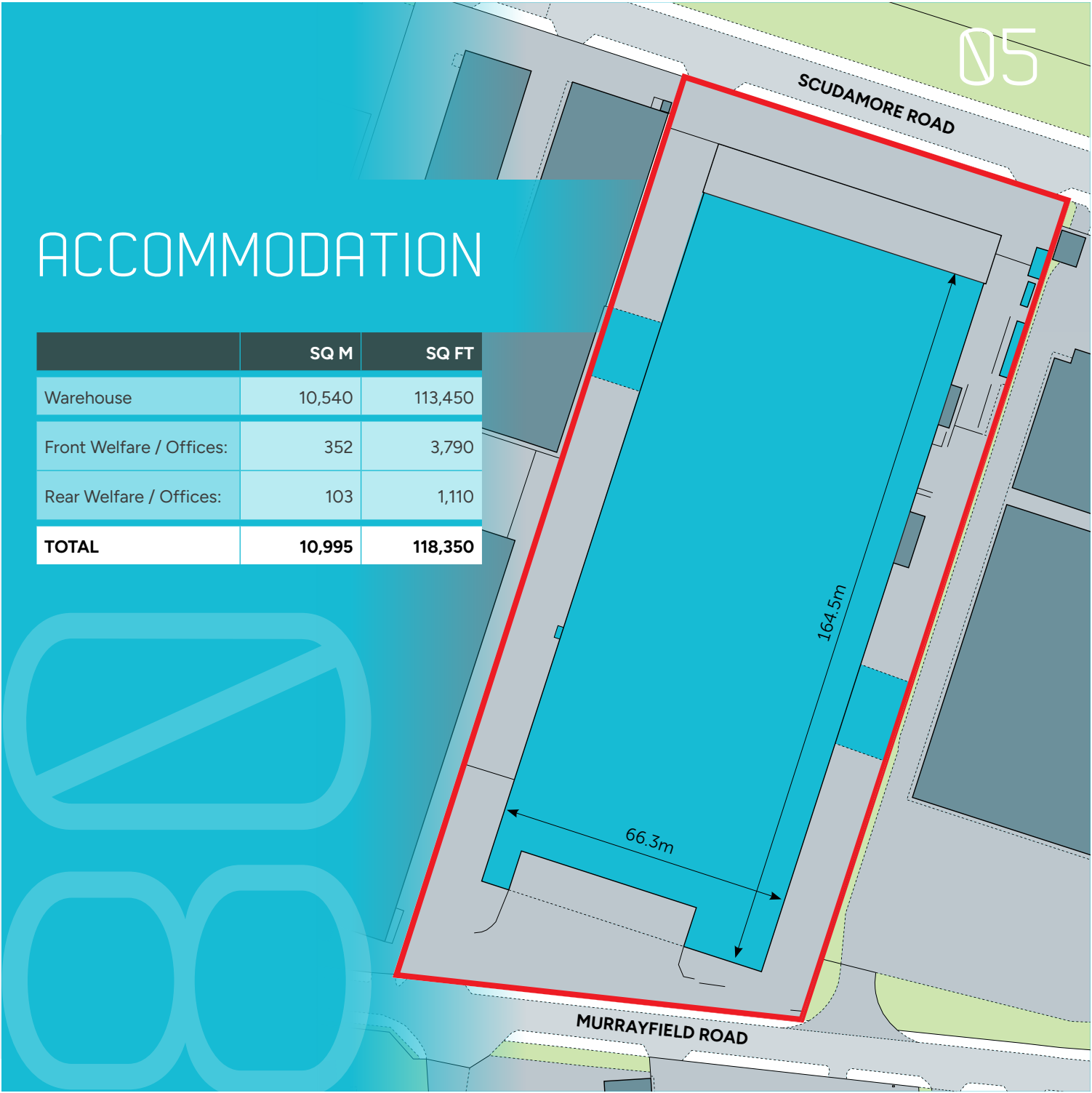
cavendish
nuclear


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

The previous rateable value for the property was £287,500 but this will need to be re-assessed as part of the refurbishment.

LEGAL COSTS

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

TENURE

Leasehold on terms to be agreed.

EPC

The property has an EPC rating of B.

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

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