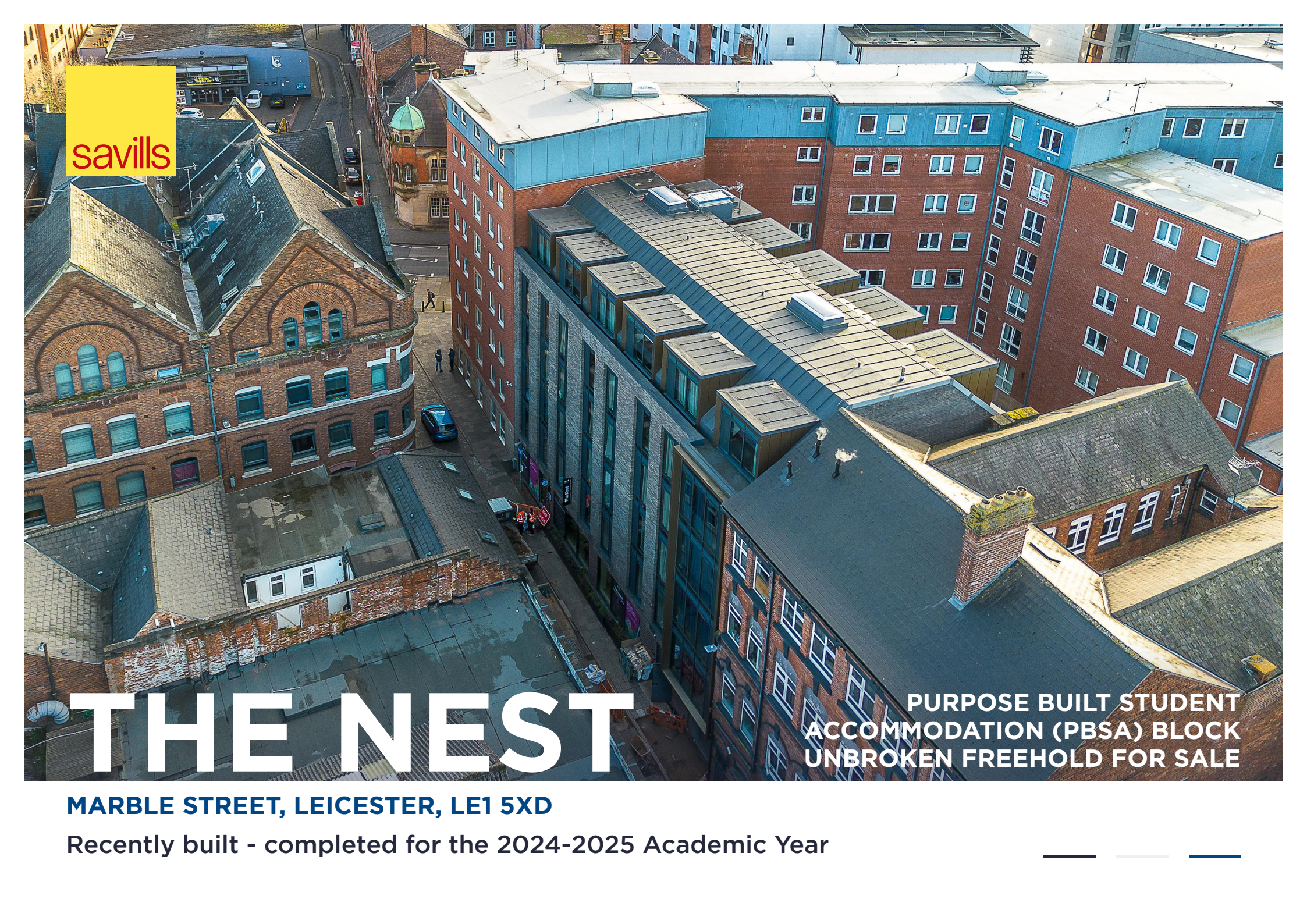


An aerial photograph of a city street, likely in Leicester. The image shows a mix of historic and modern architecture. On the left, there's a historic brick building with a gabled roof and arched windows. In the center, a modern multi-story building with a grey facade and large windows is prominent. To the right, a large red brick building with many windows is visible. The street is narrow, and there are some cars parked along the side. The overall scene is a dense urban environment.

savills

THE NEST

PURPOSE BUILT STUDENT
ACCOMMODATION (PBSA) BLOCK
UNBROKEN FREEHOLD FOR SALE

MARBLE STREET, LEICESTER, LE1 5XD

Recently built - completed for the 2024-2025 Academic Year

THE NEST, LEICESTER



INVESTMENT SUMMARY



- 61 bed PBSA investment opportunity
- Unbroken freehold block
- 48 cluster bedrooms
- 13 studio apartments
- Prime Leicester city centre location
- Fully let for the 2025-2026 Academic Year
- Good amenity provision



Leicester is one of the UK’s leading regional cities, home to two universities with a combined full time student population of approximately 40,000. The city sits at the heart of the UK and is recognised as a major commercial, logistics and administrative centre within the East Midlands, located around 45 miles north-east of Birmingham and 100 miles north of London.

With an economy worth around £23 billion, Leicester and Leicestershire form the largest economy in the East Midlands, supported by over 42,000 businesses and a workforce of more than one million people within a 45-minute drive time.

The city has established strengths in manufacturing, logistics, professional services and higher education, attracting a range of national and international businesses. Leicester is home to major employers including Next, Walkers / PepsiCo, Samworth Brothers, Dunelm, University of Leicester and De Montfort University, reinforcing the city’s position as a key economic destination in the Midlands.

CONNECTIVITY

Located on Marble Street in Leicester city centre, The Nest benefits from an ultra-prime location just a 5-minute walk from De Montfort University and within easy reach of the University of Leicester.

Leicester Train Station (0.6 miles) and St Margaret’s Bus Station (0.7 miles) are both within walking distance, providing excellent sustainable regional and national connections.

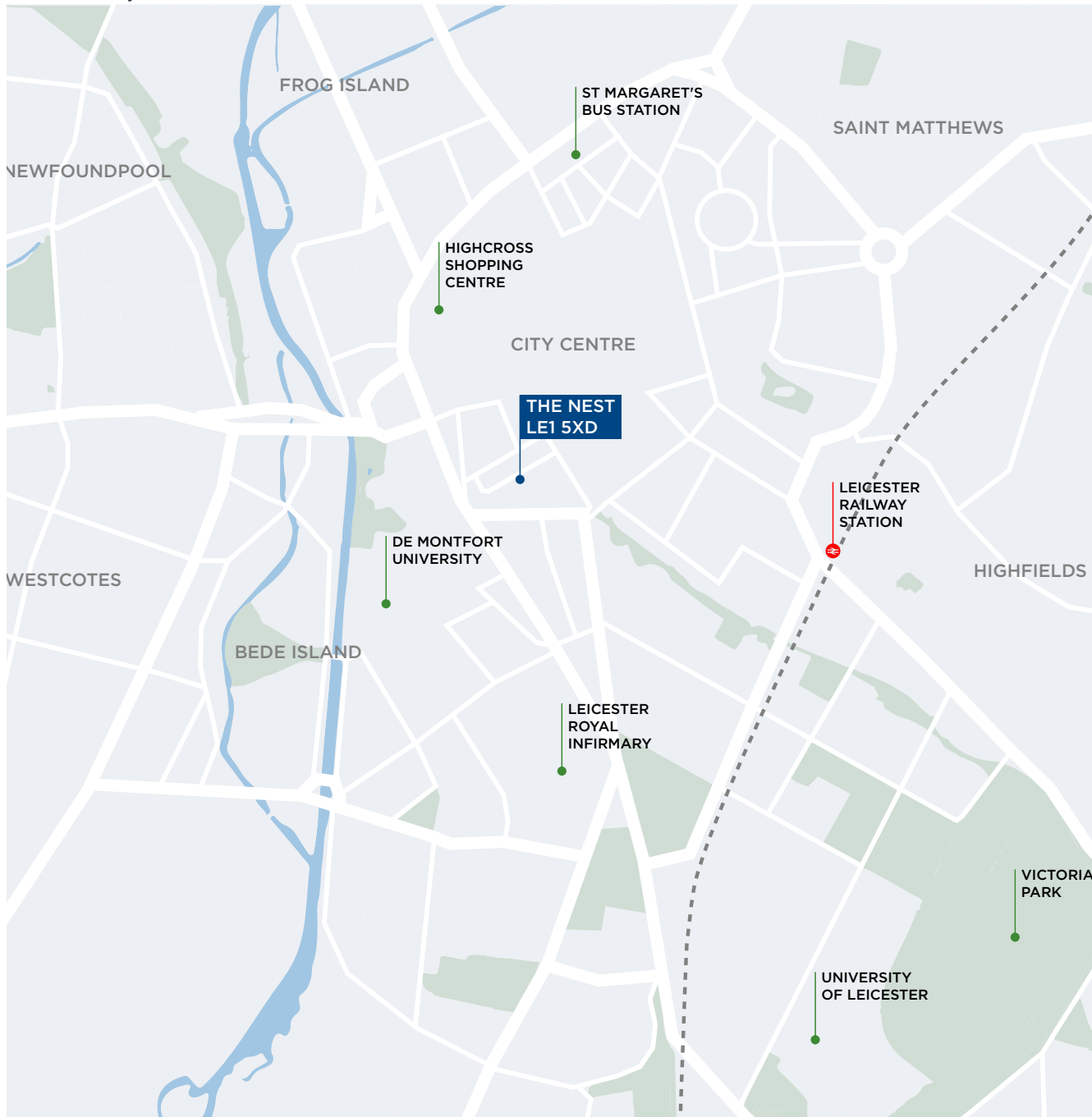
ROAD / AIR

POINT OF INTEREST	DISTANCES
De Montfort University	0.2 miles
Leicester Royal Infirmary	0.5 miles
Leicester Railway Station	0.6 miles
St Margaret’s Bus Station	0.7 miles
University of Leicester	0.9 miles
M1 Junction 21	6.8 miles
East Midlands Airport	22 miles

RAIL

(Source: eastmidlandsrailway.co.uk)

RAIL STATION	TIME
East Midlands Parkway	17 mins
Nottingham	21 mins
Derby	21 mins
Birmingham	48 mins
St Pancras International	1 hr 6 mins



SITUATION

The property is situated within Leicester city centre, occupying a prominent position within the established student and educational quarter.

The Nest is situated within the core of the city centre, within close proximity to De Montfort University, the University of Leicester and Leicester Railway Station.

The city's principal retail amenities, including Highcross Shopping Centre, Leicester Market and St Martin's Square, are all within approximately 0.5 miles of the property (10 minutes' walk, Google Maps).

The scheme is surrounded by a wide range of leisure amenities, including cafés, restaurants and cultural attractions such as Curve Theatre and the King Richard III Visitor Centre.

LEICESTER CITY STUDENT ECONOMY

Leicester is one of the UK's leading Higher Education centres, home to both De Montfort University and the University of Leicester. Together, the institutions support a full time student population of approximately 40,000, creating a substantial and resilient demand base for well-located PBSA across the city.

De Montfort University is located in the heart of Leicester city centre and accommodates more than 20,000 full time students, whilst the University of Leicester, a prestigious research-led institution, is home to a full time student population of approximately 19,000 and 4,000 staff. Both universities attract significant numbers of international students and are recognised for excellence in disciplines including business, technology, engineering, healthcare, space science and life sciences.

The universities make a significant contribution to Leicester's economy, supporting employment, research, innovation and inward investment. Combined with the city's excellent rail and motorway connectivity and ongoing regeneration initiatives, Leicester has established itself as one of the East Midlands' most attractive student accommodation markets.

THE NEST, LEICESTER



The Nest provides a total of 61 beds, comprising 48 cluster bedrooms and 13 studios across five floors.

All the cluster flats are on the first, second, third and fourth floors. Each floor has one 12 bed cluster flat, being compartmentalised with a central fire corridor. Each bedroom is en suite. Each flat has a large, shared, living/ kitchen/dining room with significant amenities.

The ground and fifth floors have all the 13 studios, with 3 on the ground and 10 on the fifth. These range between 19 and 23 sq m and incorporate en suite shower room and kitchenette.

The property is of modern construction, comprising piled foundations, a steel podium and a lightweight steel frame superstructure. The principal frontage is finished in traditional brickwork, with rendered elevations to the rear.



MANAGEMENT

The Nest is managed by Mezzino. The anticipated Operational Budget for the 2026/27 Academic Year is £219,600 which equates to £3,600 per bed. The Budget will be finalised in August 2026.

TENURE

The asset comprises an unbroken freehold PBSA scheme.

TENANCY AND OCCUPATION

The accommodation has been fully occupied throughout the 2024/25 and 2025/26 Academic Years, evidencing sustained tenant demand.

The anticipated Mezzino Budget is for full occupancy at £501,000 for the 2026/27 Academic year.

We can provide an up to date occupancy tracker for the 2026/27 Academic Year upon request.

EPCs

A full suite of EPCs will be made available.

VAT

We are advised that the property is not elected for VAT.



FURTHER INFORMATION

THE OPPORTUNITY

An opportunity to purchase a modern, unbroken, freehold PBSA scheme in a prime Leicester City Centre location with an excellent occupancy history.

The Mezzino 2026/27 Anticipated Operational Budget is:

Core Student Income:	£501,000 (£8,213 per bed)
Ancillary Income (Laundry):	£1,045
Operational Expenditure:	£219,600 (£3,600 per bed)
Net Operating Income:	£282,445

DATA ROOM

Please contact us to access the data room for further information to include:

- Floor plans
- Schedule of accommodation
- Occupancy schedules
- Mezzino Operating Budgets
- EPCs
- Additional photography

CONTACTS

For further information please contact:

MICHAEL DONAGHY

mdonaghy@savills.com
+44 (0) 7967 555 581

HOLLY PURVEUR

holly.purveur@savills.com
+44 (0) 7779 402 641

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432
Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 04.08.2026

