



461 St Saviours Road, Leicester, LE5 4HU

#FileNo/2025AV

Eddisons

# 461 St Saviours Road

Leicester, LE5 4HU



Agreement

To Let



Detail

Factory / Warehouse



Rent

On Application



Size

2,137 sq m (23,011 sq ft)



Location

Leicester, LE5 4HU



Property ID

#FILENO/2025AV

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



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## Property

The premises comprises a part single storey and part multi-storey building of traditional masonry construction beneath a variety of flat roof, northlight roof supported by light steel trusses and pitched roof forms. The front elevation comprises a full height electric loading roller shutter door together with an individual access entrance door. The premises has the benefit of solid concrete floors throughout.

Internally, the premises has been laid out to provide a predominantly clear and unencumbered warehouse together with welfare facilities and ancillary accommodation at ground floor level. The multi-storey element comprises warehouse accommodation together with ancillary offices and welfare facilities over three floors. The eaves height is circa 4.02m. The premises has the benefit of three phase power, heating by way of gas central heating and gas fired warm air blowers and is lit by way of strip lighting and translucent roof light panels.

Externally, the premises has the benefit of a yard which provides loading and car parking facilities whilst there are two securely fenced and gated car parks located on Nansen Road, opposite the premises which facilitates additional external storage and parking.

## 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	1,378.36	14,836
First Floor	446.67	4,808
Second Floor	340.90	3,669
<b>Total</b>	<b>2,165.93</b>	<b>23,314</b>

## Services

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

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 utility service providers.

## Town & Country Planning

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

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** City of Leicester

**The premises are to be re-assessed for rating purposes.**

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.

## Energy Performance Certificate

Available on request

## Tenure

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

## Rent

**Rent on Application.**

## VAT

The premises are elected for VAT which will be charged 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 an RICS Member or other property professional and read

## Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The premises are located on a prominent corner position of St Saviours Road and Nansen Road within a popular inner-city suburb of North Evington in Leicester, approximately 2.4 miles east of the city centre.

The premises is located in close proximity to the main A6030 trunk road which forms part of Leicester's inner ring road system, and as a result, has the benefit of excellent transport links around the city. In addition, the inner ring road system further connects to the motorway networks, J21 of the M1/M69 motorway.

The area itself is a mixture of residential and industrial occupiers and has the benefit of a variety of amenities servicing the neighbourhood together with an excellent local labour force.







