

INDUSTRIAL/WAREHOUSE

FOR SALE



22 Highmeres Road, Leicester, LE4 9LZ

#AV/2025C

Eddisons

22 HIGHMERES ROAD

LEICESTER, LE4 9LZ



Agreement

For Sale



Detail

INDUSTRIAL



Rent/Price

On Application



Size

269.29 sq m (2,899 sq ft)



Location

Leicester, LE4 9LZ



Property ID

#AV/2025C

For Viewing & All Other Enquiries Please Contact:



AMAN VERMA

**BSc (Hons) MRICS
Associate Director**

aman.verma@eddisons.com

0116 478 6055

Property

The property comprises a detached single storey industrial building of steel portal frame construction with brick and blockwork elevations beneath a dual pitched roof covered in corrugated roof sheets. The front elevation comprises an individual access entrance doors with security roller shutter, together with an electrically operated roller shutter loading door and uPVC double glazing. The floor is constructed in solid concrete.

Externally, the property has the benefit of loading to the front, together with car parking to the front and side for circa 15 vehicles.

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 ²	ft ²
Total GIA	269.29	2,899

Energy Performance Certificate

Band E, 125

Services

We understand that all mains services are 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 utility service providers.

Town & Country Planning

We understand that the property has authorised use from the Local Planning Authority for industrial uses of the Town and Country (Planning) (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own enquiries in this regard.

Rates

Charging Authority: City of Leicester Council
Description: Warehouse and Premises
Rateable Value: £12,000.00

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 freehold interest of the property is available to purchase. Freehold Title No. LT285701

Rent/Price

Price on Application.

VAT

All figures are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs incurred in during the transaction.

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.

Viewing

Viewings are by appointment through the sole agents, Eddisons.

Contact: Aman Verma BSc (Hons) MRICS

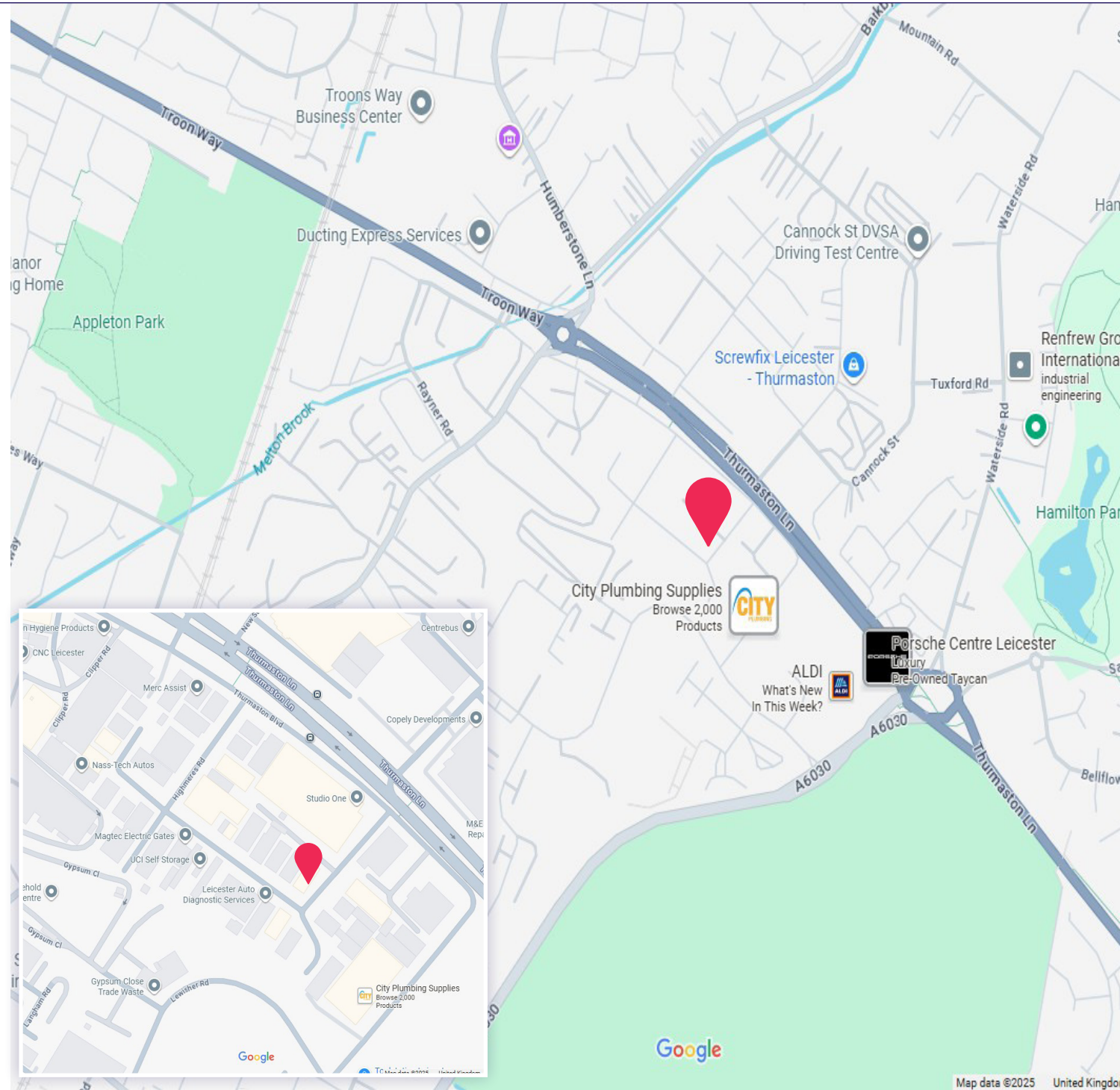
Email: aman.verma@eddisons.com

Tel: 0116 478 6055

Location

The city of Leicester lies to the east of the M1 motorway at junctions 21 (M1) and 21A (A46) with J21 connecting to the M69 motorway providing access towards the West Midlands. Leicester is well-established as one of the largest commercial centres in the East Midlands with the benefit of the excellent communication links, situated within the “Golden Triangle”, an area of the Midlands comprising around 289 square miles, being within a 4-hour drive of 90% of the UK population.

The property is well-positioned on a corner plot on Highmeres Road in Thurmaston, approximately 3.5 miles north east of Leicester city centre and is accessed via Thurmaston Boulevard (A453) which in turn provides direct access to Leicester’s outer ring road system. The outer ring road system connects to the motorway networks, J21 of the M1/M69 and J22 of the M1 whilst also connecting to Leicester’s inner ring road system and providing easy access around the city.





Choice Wholesa

utos

The

Highmeres Rd

Studio One

Highmeres Rd

Magtec Electric Gates

UCI Self Storage

Topps

Highmeres Rd

Leicester Auto Diagnostic Services

Highmeres Rd

Gypsum Close Trade Waste

Lewisher Rd

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