

**MATHER
JAMIE**
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**Merchant House
Sunningdale Road
Leicester
LE3 1UX**

FOR SALE
£1,400,000



**Semi-Detached Two-Storey Factory & Office
Premises on site of 0.49 acres**

2,036.72 sq m (21,923 sq ft)

Merchant House, Sunningdale Road, Leicester, Leics, LE3 1UX

DESCRIPTION

The property comprises a significant two-storey, semi-detached factory and offices, beneath pitched and flat roof with good natural light from glazing to the roof at first floor and glazed and clad front elevation to the two-storey offices.

Ground floor provides solid concrete floor factory/warehouse space with 2x steel powered roller shutter loading access doors to the front and side elevations, good lift to first floor, male/female WCs and reception/entrance/ancillary offices.

At first floor there is solid concrete flooring with goods lift loading providing factory/warehouse space with offices and ancillary space to the front and side elevations.

The offices benefit from combi boiler gas fired central heating to the offices, with partial air conditioning, surface mounted and inset lighting and part suspended ceilings.

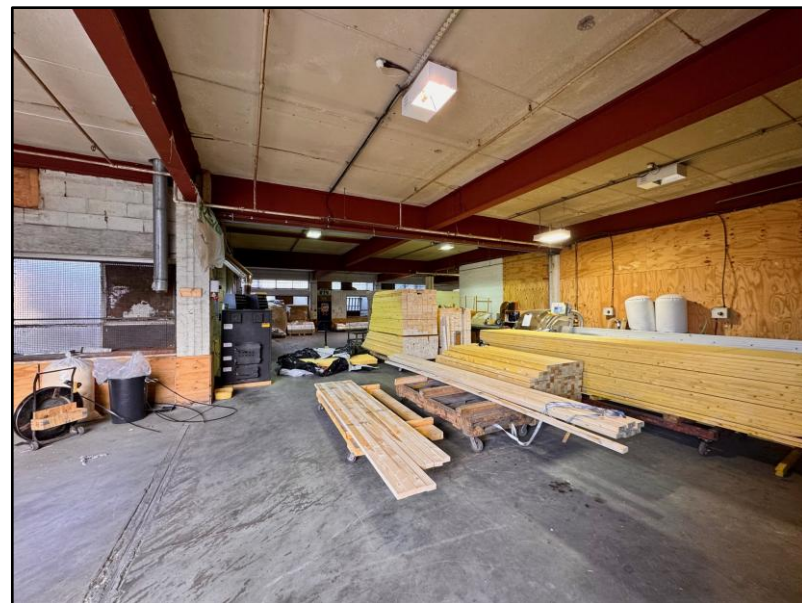
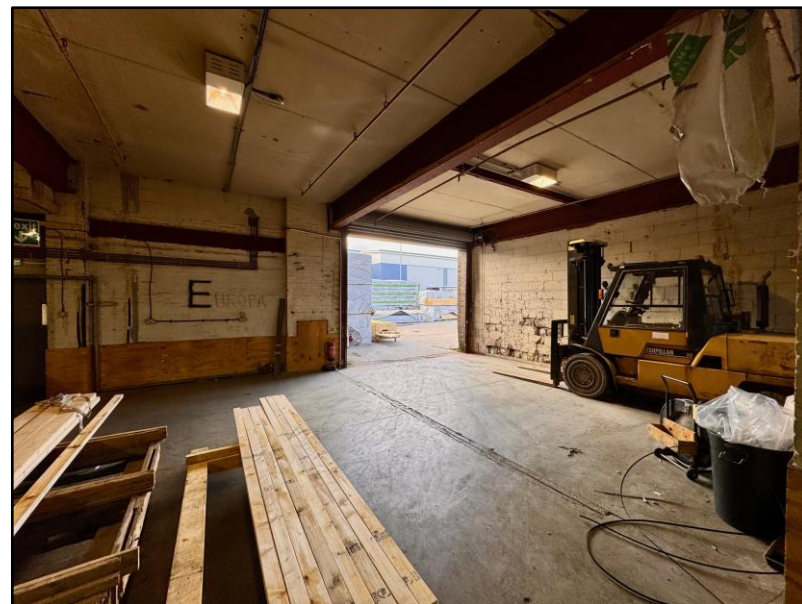
Externally the property has good on-site parking with secure loading yard to the rear elevation from Sunningdale Road and vehicle access, parking and loading from Murrayfield Road.

PRICE

£1,400,000 (one million four hundred thousand pounds).

VAT

The position regarding VAT is to be confirmed.



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ACCOMMODATION

Ground Floor

Office & Ancillary	154.23 sq m	(1,660 sq ft)
Factory (front)	419.62 sq m	(4,517 sq ft)
Factory (rear)	412.51 sq m	(4,440 sq ft)
Loading (rear)	33.86 sq m	(364 sq ft)
Total GIA	1,020.22 sq m	(10,982 sq ft)

First Floor

Factory	670.48 sq m	(7,217 sq ft)
Offices / Ancillary (front)	182.31 sq m	(1,962 sq ft)
Offices / Ancillary (side)	163.71 sq m	(1,762 sq ft)
Total GIA	1,016.5 sq m	(10,942 sq ft)
Total GIA	2,036.72 sq m	(21,923 sq ft)

Total GIA

TENURE

The property is available freehold with vacant possession.

NB: There is currently a short-term Licence Agreement with the adjoining occupier for use of part of the rear yard and rear building at ground floor level, which is to be terminated.

There is a right of way across the rear yard to the rear of the premises to the adjoining property.



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BUSINESS RATES

Local Authority: City of Leicester
Period: From 1 April 2026
Rateable Value: £52,500

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 64 within Band C. The EPC is valid until 3 August 2035.

PLANNING

We understand the premises had authorised planning consent under Class B2 (industrial premises) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source and proof of funding will be required from the successful purchaser(s).



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LOCATION

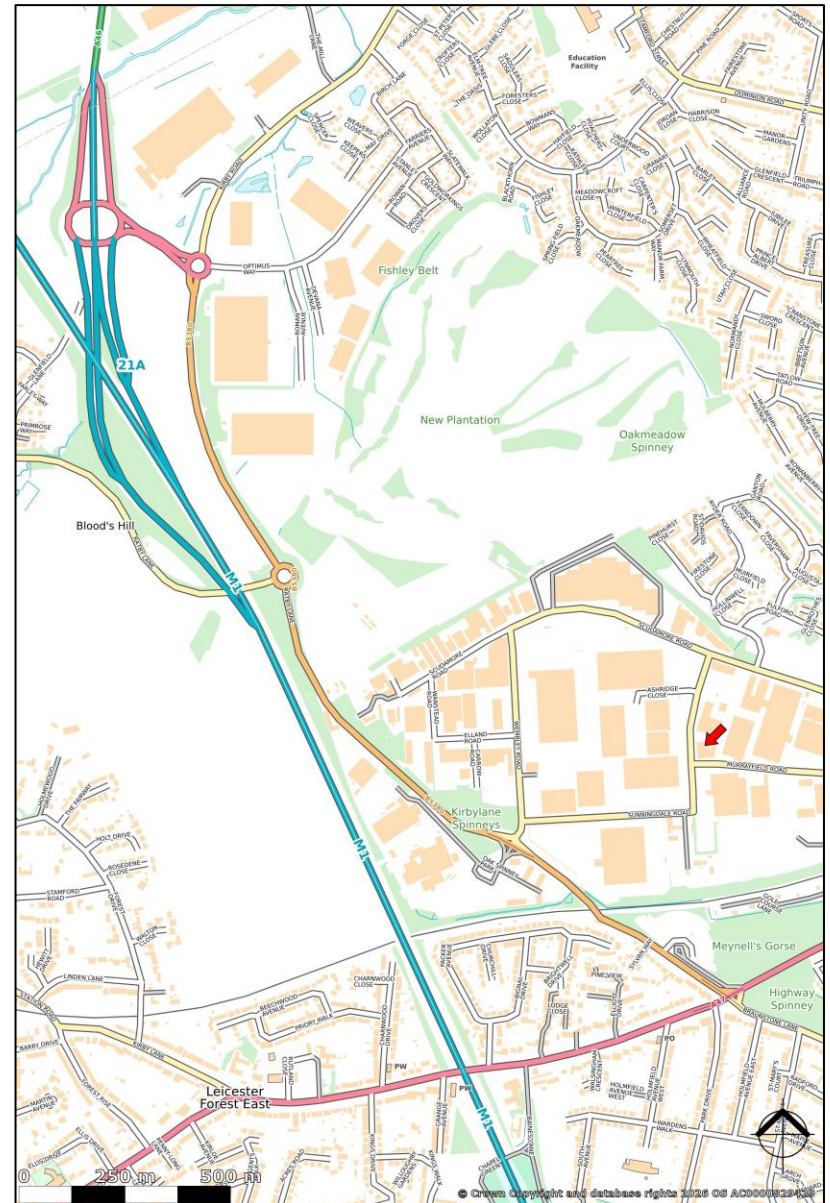
The subject property occupies a prominent corner frontage to Sunningdale Road and Murrayfield Road, within Scudamore Road Industrial Estate, with loading and vehicle access from both elevations.

The location is superbly situated with good links directly to the outer and inner ring roads of Leicester City, within approximately:

- 1.6 miles of the A46 Leicester western bypass
- 1.6 miles from Junction 21A of the M1 motorway (southbound)
- 3.5 miles north of Junction 21 of the M1/M69 motorways



what3words: ///award.stands.result



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.