

UNITS

7 | 17 | 19

HARAMEAD ROAD

LEICESTER LE1 2LH

CITY CENTRE
WAREHOUSE UNITS

Available May 2026

5,671.96 sq m
(61,053 sq ft)

TO LET



DESCRIPTION

The units provide open plan warehouse space within the lower section of the building with column supports under steel frame construction, benefiting from:



Solid concrete flooring



Clearance to underside of steel of 3.6m



Maximum internal height of 4.4m



EPC Rating B



Excellent access to ring roads and M1/A46



Integral WC blocks



Excellent labour pool



2x ground level roller shutter loading doors

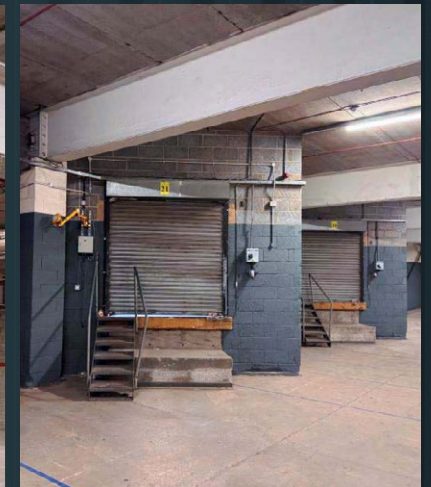
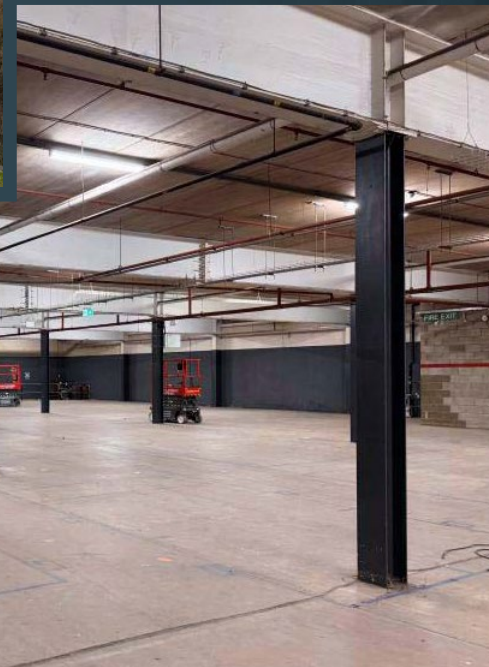


4x dock level forklift operation doors

The warehouse provided **excellent loading and unloading** alongside **open plan accommodation** which will suit a number of warehouse uses.

ACCOMMODATION

	SQ M	SQ FT	ASKING RENT
UNIT 7	1,541.99	16,598	£100,000
UNIT 17	2,169.27	23,350	£140,000
UNIT 19	1,934.98	20,925	£125,000
WHOLE	5,671.96	61,053	£355,000



TENURE

The units are available either individual or as a whole, by way of a new lease on terms to be agreed. The property will be held on an effective full repairing and insuring lease with contribution to maintenance of the exterior of the building.

RENT

UNIT 7

£100,000 (one hundred thousand pounds) per annum exclusive.

UNIT 17

£140,000 (one hundred and forty thousand pounds) per annum exclusive.

UNIT 19

£125,000 (one hundred and twenty five thousand pounds) per annum exclusive.

WHOLE

£355,000 (three hundred and fifty five thousand pounds) per annum exclusive.



UNITS ARE
AVAILABLE
**INDIVIDUALLY
OR AS A WHOLE.**

BUSINESS RATES

Local Authority
City of Leicester

Period
From 1 April 2026

Rateable Value
The units are currently evaluated as part of a wider rating assessment. All interested parties are to contact City of Leicester Rating Department to satisfy themselves as to the rates liability.

LEICESTER LABOUR POOL

Leicester benefits from an employment pool which is characterised by a high diversity of skills, a strong manufacturing and public sector base, and a relatively young workforce. The city benefits from a lower than average Median weekly pay and a good labour pool to call upon.



**MEDIAN
WEEKLY PAY
£518**



**553,400
PEOPLE OF
WORKING AGE**



**LARGEST
ECONOMY
IN EAST MIDLANDS**

14%

**POPULATION
GROWTH
WITHIN THE NEXT
10 YEARS HIGHER THAN
NATIONAL AVERAGE**



CONNECTIVITY

HGV DRIVETIMES

DESTINATION	MILES	TIME
Nottingham	26	51
Derby	32	48
Birmingham	44	57
Manchester	106	2hr 18m
London	108	2hr 21m



7|17|19
HARAMEAD
ROAD

7|17|19

HARAMEAD ROAD

LOCATION

The premises are located on Haremead Road. Haremead Road offers excellent access to the A47 Humberstone Road which leads in to Leicester City Centre.

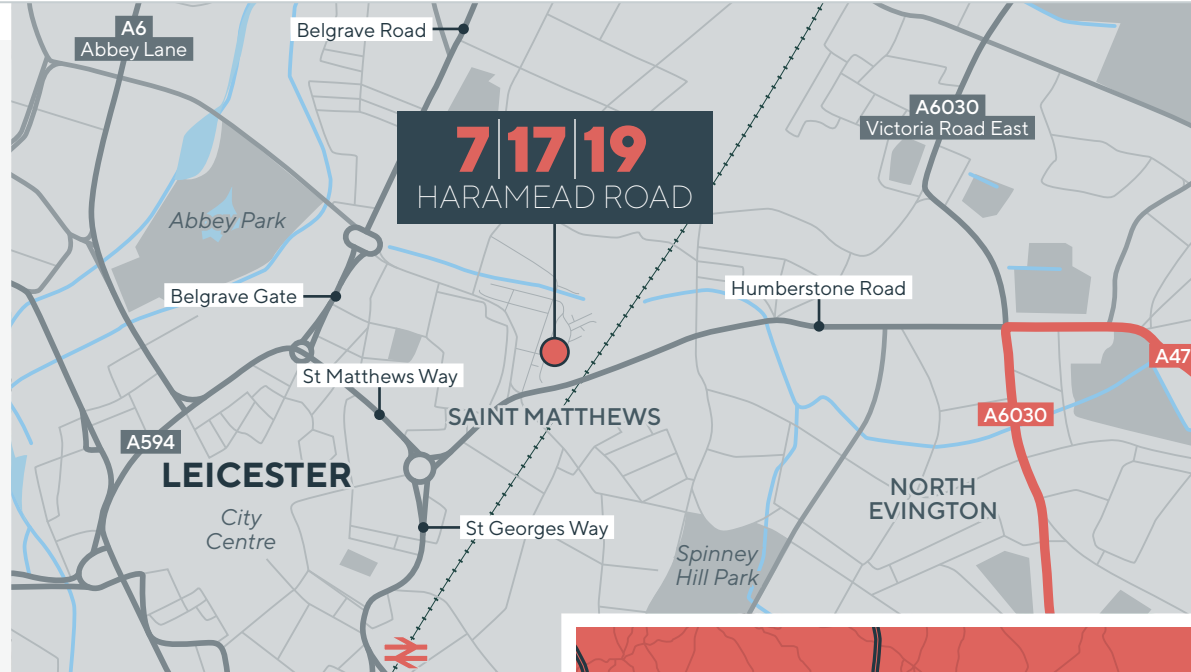
The premises offers superb access to Leicester City Centre, and then 2.5 miles from the outer ring road which give access to Junction 21 of the M1 Motorway, 5 miles approx and then to Junction 22, 9 miles approx.



WHAT3WORDS:
///vase.noise.vine



GOOGLE MAPS:
LE1 2LH



FURTHER INFORMATION

VAT

VAT will be charged on all rents and service charges.

SERVICE CHARGE

A service charge for communal areas will be based on a floor area split, per sq ft.

LEGAL COSTS

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

EPC

UNIT	EPC	EXPIRY DATE
7 Haremead Road	B	20-Mar-34
17 Haremead Road	B	20-Mar-34
19 Haremead Road	B	20-Mar-34

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.



TO LET | Available May 2026
CITY CENTRE **WAREHOUSE UNITS**

CONTACT



REG POLLOCK

rp@apbleicester.co.uk
0116 254 0382 | 07583 461 994

JAMES PHILLIPS

jmp@apbleicester.co.uk
0116 254 0382



ALEX REID

alex.reid@matherjamie.co.uk
07976 443 720

MATT EGGLENTON

matt.eggleson@matherjamie.co.uk

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 & Apb Property Consultants 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. March 2026

Created by CARVE carve-design.co.uk 17699/6