

**MATHER
JAMIE**
01509 233433

**4 Old Station Close
Shepshed
Leics
LE12 9NJ**

**FOR SALE
£950,000**



**Warehouse Units on a self-contained site of
approximately 0.465 acres**

844.66 sq m (9,092 sq ft)

4 Old Station Close, Shepshed, Leics, LE12 9NJ

DESCRIPTION

The site provides a pair of industrial warehouse units of steel portal frame construction.

Externally the units benefit from a large secure loading yard and parking area.

Front Unit

This property has a pitched roof with brick and block elevations, steel powered roller shutter loading access door and electric security window shutters to the front office areas.

Internally the unit provides offices, WC, workshop/warehouse space, solid concrete flooring, 3-phase power supply, electric heating and clearance to eaves of 3.95m. There is some partial air conditioning.

The roof has recently been re-surfaced and benefits from a 25-year guarantee from 2025.

Rear Unit

This property has a mono-pitched roof with minimum 3.2m clearance and a maximum height of 6m to eaves.

The unit has solid concrete flooring, up-and-over loading door with internally male and female WCs, office, kitchen, canteen and mezzanine office and meeting room.



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ACCOMMODATION

Front Unit	348.38 sq m	(3,750 sq ft)
Rear Unit		
Main Warehouse	444.7 sq m	(4,787 sq ft)
Mezzanine	51.58 sq m	(555 sq ft)
Total	496.28 sq m	(5,342 sq ft)
Total GIA	844.66 sq m	(9,092 sq ft)

TENURE

The property is available freehold with vacant possession.



PRICE

£950,000 (nine hundred and fifty thousand pounds).

VAT

VAT will not be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: Front Unit - £22,500
Rear Unit - £28,500



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LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATES (EPCs)

The property has an Energy Performance Asset Rating of 40 within Band B. The EPC is valid until 6 October 2035.

PLANNING

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

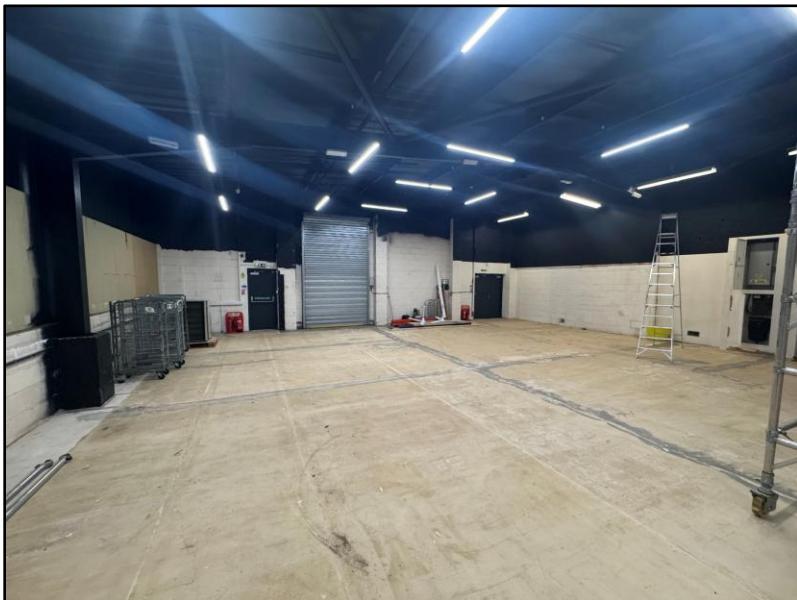
Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

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



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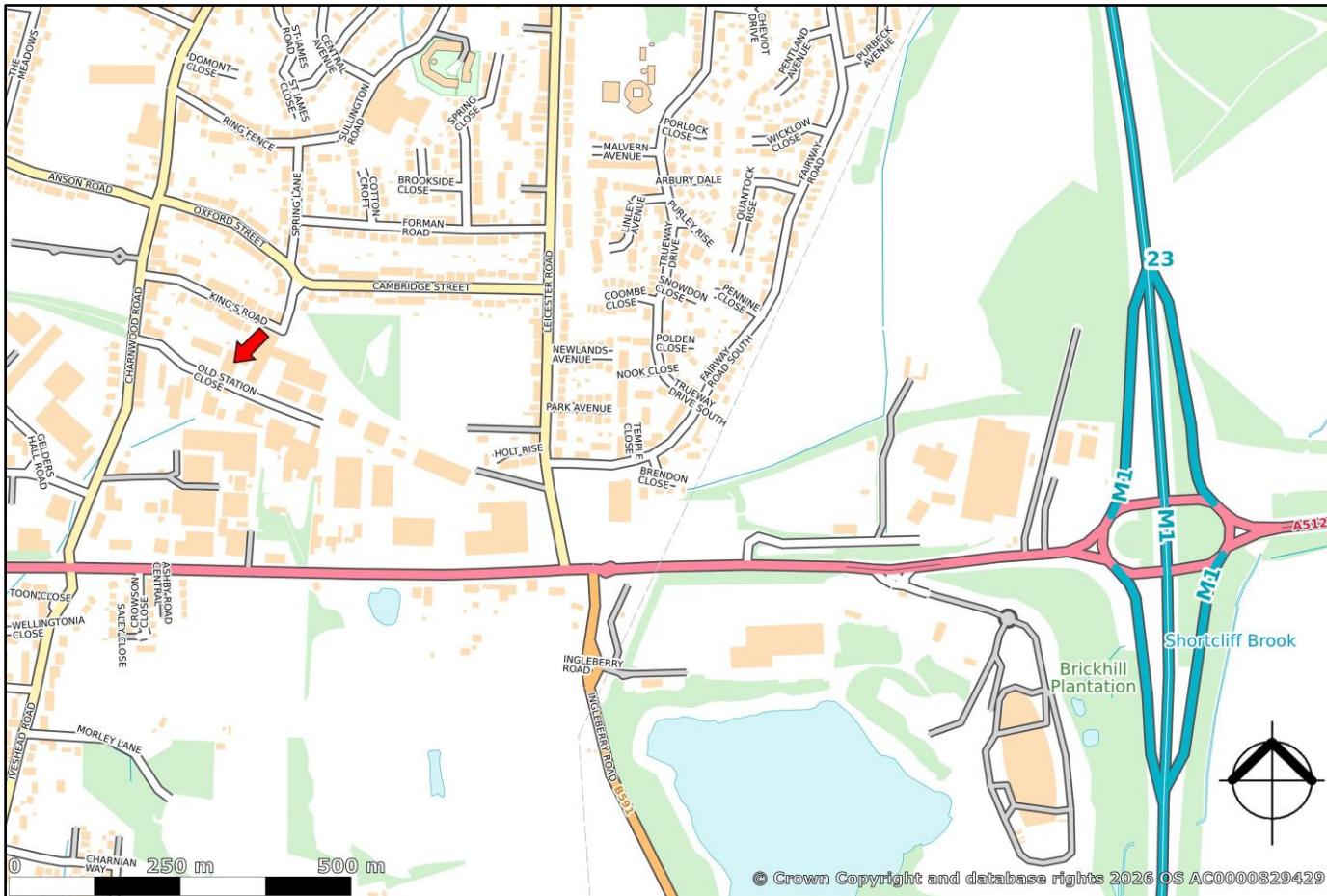
LOCATION

The property is located off Charnwood Road, situated on Old Station Close, within Shepshed, in an area occupied by industrial / commercial businesses and engineering / distribution companies.

Old Station Close offers superb access to Junction 23 of the M1 motorway, approximately 1 mile, via the A512 Ashby Road Central / East.



what3words: ///hence.cocktail.repair



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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.