



01509 233433

**Britannia Works
Melton Road
Thurmaston
LE4 8GR**

FOR SALE
£4,500,000



Development Land Opportunity

Approx site area 5.06 acres

Britannia Works, Melton Road, Thurmaston, Leics, LE4 8GR

DESCRIPTION

The site provides an L-shaped site with two existing brick built former mill buildings on site.

The site is envisaged for redevelopment and as such the existing buildings have not been measured or included within these particulars.

Vehicle access is currently from Britannia Way.

ACCOMMODATION

Site Area (approx)	5.06 acres
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TENURE

The site is available freehold with vacant possession.

PRICE

£4,500,000 (four million five hundred thousand pounds).

VAT

VAT will not be applicable to the sale price.

LEGAL COSTS

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

PLANNING

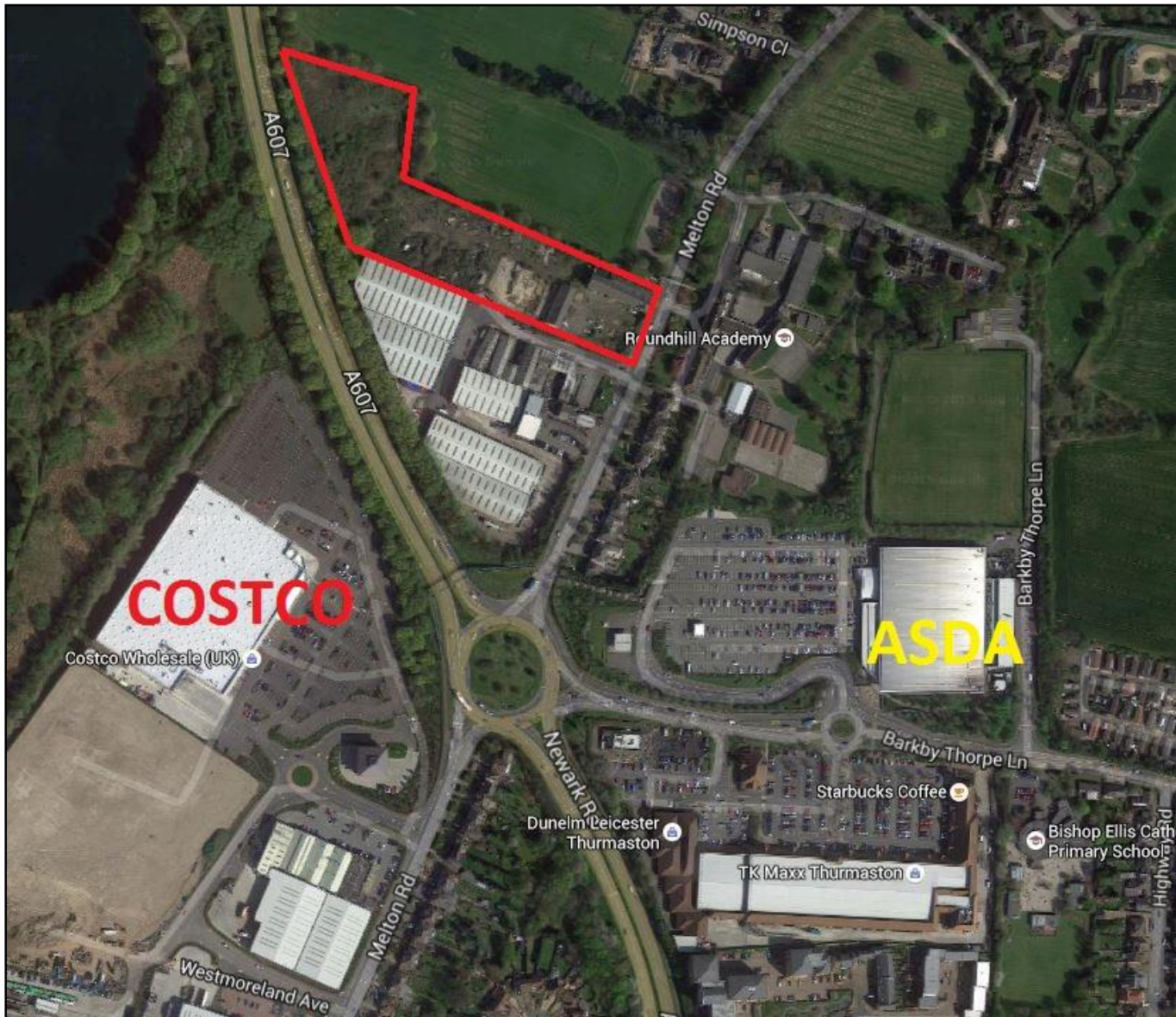
We understand the existing buildings have existing use planning under Class E, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987.

We are of the opinion that subject to appropriate planning consent the site offers potential for retail, residential, industrial, office uses or other consents. Interested parties are to make their own investigations.

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).

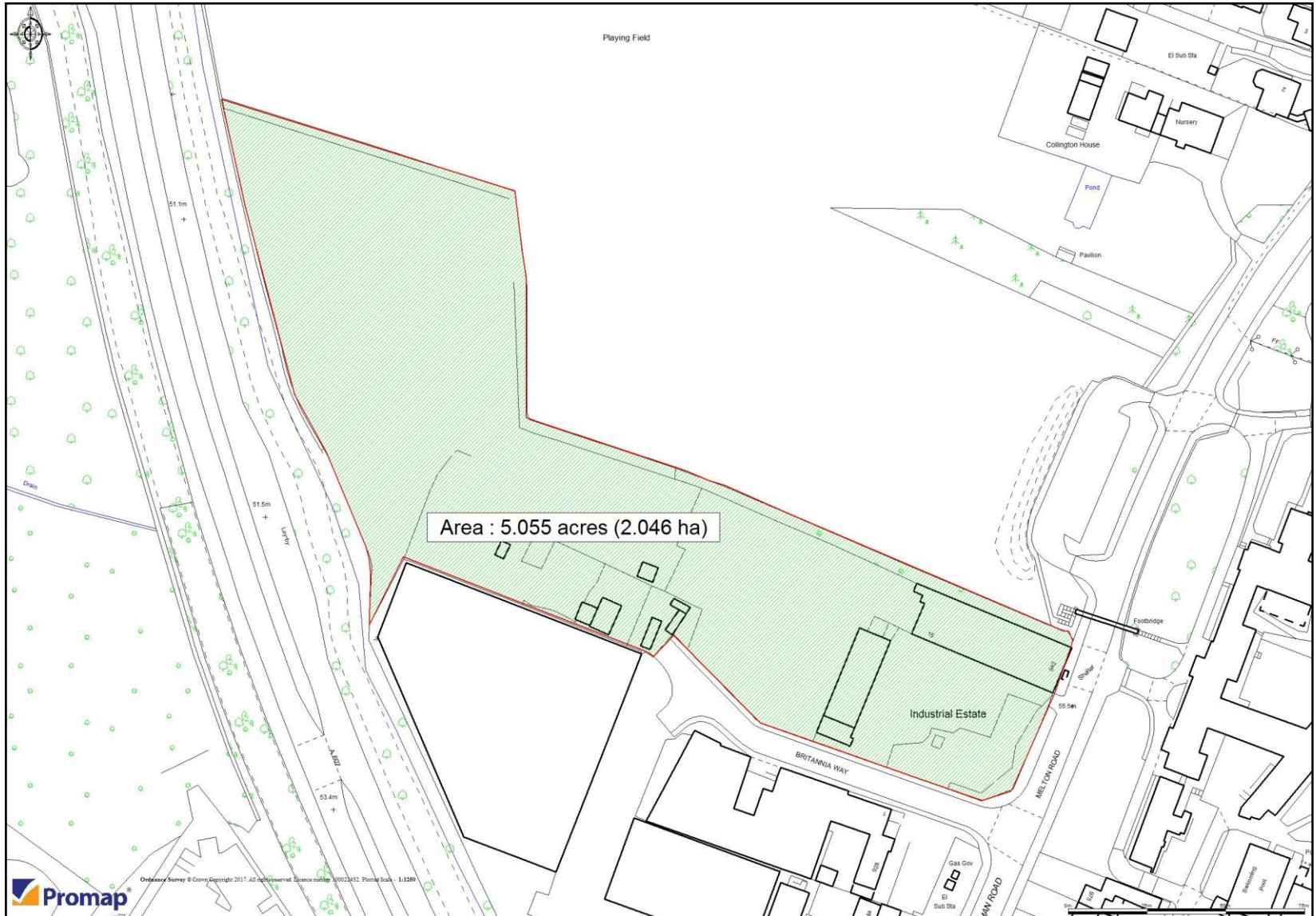
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LOCATION

Highly prominent land with access from Britannia Way fronting Melton Road and the A607 Syston bypass to the north of Leicester City Centre. Nearby major occupiers include Costco, Asda and the Thurmaston retail scheme including Dunelm, Next, Boots, McDonalds, Pizza Hut, Starbucks and similar.



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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