

**MATHER  
JAMIE**  
01509 233433

**Unit C3, 141 Waterside Road  
Hamilton  
Leicester  
LE5 1TL**

**FOR SALE / TO LET**  
**£895,000 / £60,000 pax**



**Factory / Warehouse & Offices**

**662.62 sq m (7,132 sq ft)**

# Unit C3, 141 Waterside Road, Hamilton, Leicester, Leics, LE5 1TL

## DESCRIPTION

The subject property comprises a modern, high quality mid-terrace warehouse, with integral two-storey offices to the front elevation which are brick to eaves.

To the rear is a substantial warehouse with internal clearance to eaves of 6.75m, solid concrete flooring and 2x up-and-over loading doors to a rear concrete loading yard.

Externally the property benefits from 11 car parking spaces to the front of the property and benefits from vehicle and pedestrian access from Waterside Road, together with dedicated loading access from Hilltop Road to the rear loading yard.

## ACCOMMODATION

### Ground Floor

Offices	103.77 sq m	(1,117 sq ft)
Warehouse	465.61 sq m	(5,012 sq ft)

### First Floor

Offices	93.24 sq m	(1,004 sq ft)
<b>Total</b>	<b>662.62 sq m</b>	<b>(7,132 sq ft)</b>

## TENURE

The property is available either freehold or by way of a new lease on terms to be agreed.

The property is currently occupied on a lease expiring 31 January 2026. The lease is excluded from the Landlord and Tenant Act 1954. Copy lease can be provided on request.



Photo taken 2022



Photo taken 2022



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## PRICE

**£895,000 (eight hundred and ninety five thousand pounds).**

## RENT

**£60,000 (sixty thousand pounds) per annum exclusive.**

## VAT

VAT will not be charged on the sale price / rent.

## BUSINESS RATES

Local Authority: City of Leicester  
Period: 2025/2026  
Rateable Value: £43,500

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.



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## PLANNING

We understand the premises have established use under Class E / 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).

## OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



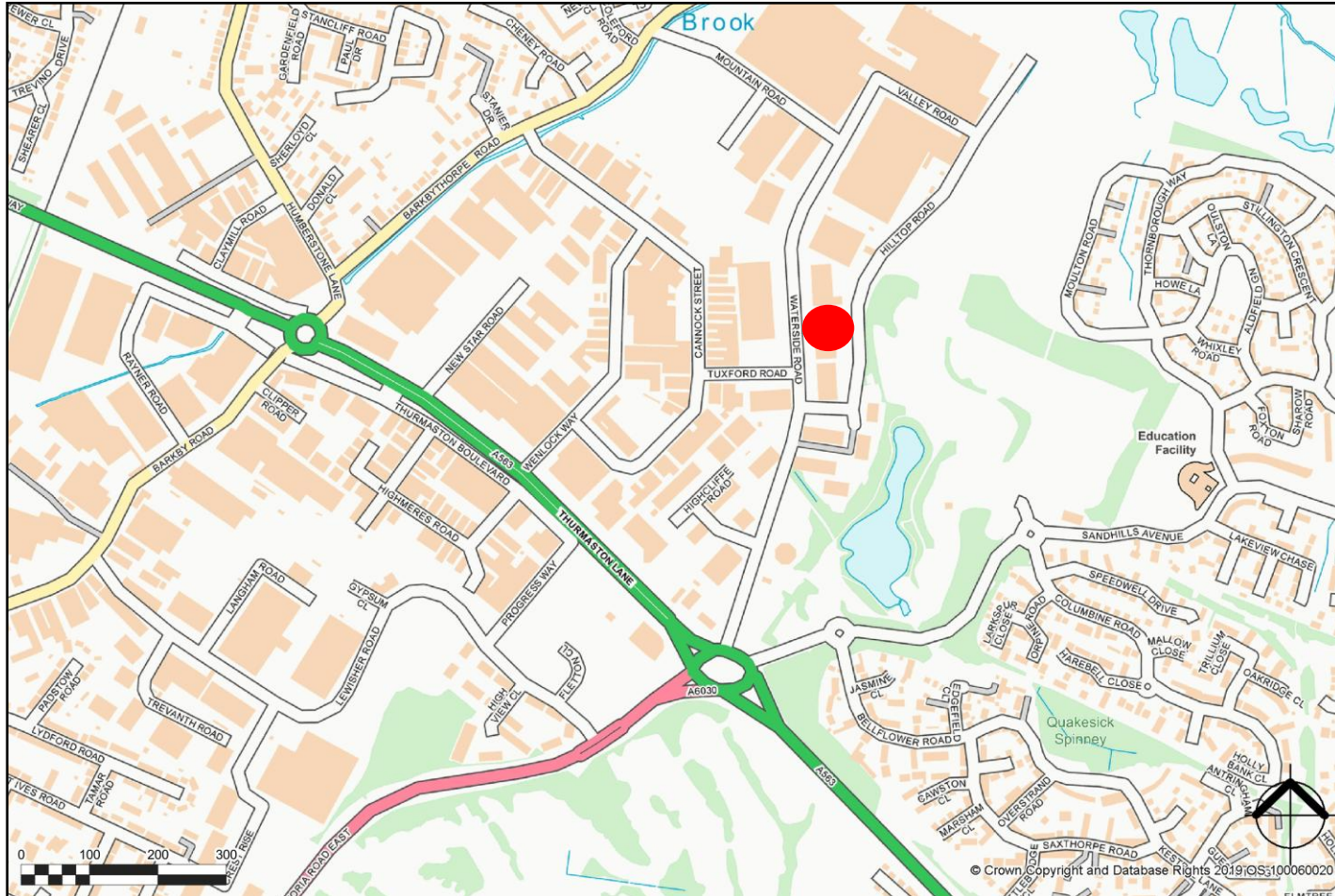


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## LOCATION

The property fronts Waterside Road, situated to the north of Leicester City, superbly located with good communication via Thurmaston Lane, the Leicester outer ring-road to the A46 Leicester western bypass and the wider City environs.

 **what3words:** ///affair.rocks.fishery



## **CONTACT:**

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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