

**MATHER
JAMIE**
01509 233433

160 Scudamore Road
Leicester
Leics
LE3 1UQ

FOR SALE / TO LET
£7,500,000 / £550,000 pax



High Quality Warehouse Facility

**6,401.87 sq m (68,910 sq ft)
plus mezzanine**

160 Scudamore Road, Leicester, Leics, LE3 1UQ

PROPERTY SUMMARY

- Purpose-built modern detached warehouse
- Secure site with separate staff car parking and dedicated secure logistics loading yard
- Two-storey integral offices with LED lighting
- Staff car park providing 34 car spaces
- Vehicle access from Wembley Road and Scudamore Road
- Superbly located for access to the wider national road network
- 6x dock level doors, in addition to level access loading
- Fully racked and sprinklered
- 11m clear eaves



160 Scudamore Road, Leicester, Leics, LE3 1UQ

LOCATION

The property is prominently positioned at the corner of Scudamore Road and Wembley Road, opposite Leicester Distribution Park, where nearby occupiers include Samworth Brothers and Leicester Tissue Company.

The property stands in a self-contained secure site with vehicle access from both Wembley Road and Scudamore Road benefiting from superb road access to the wider national road network:

- Junction 21A of the M1 motorway approximately 2 miles
- Junction 21 - M1/M69 motorway junction approximately 4 miles
- A46 Leicester Western Bypass approximately 1.5 miles
- East Midlands Airport approximately 18 miles
- Leicester City Centre approximately 6.5 miles
- Nottingham City Centre approximately 31 miles
- Derby City Centre approximately 35 miles

 **what3words:** ///fuzzy.mock.things



160 Scudamore Road, Leicester, Leics, LE3 1UQ

DESCRIPTION

The property comprises a purpose-built detached warehouse with a self-contained secure tarmac surface staff car park providing 34 car spaces, plus a separate, self-contained, gated and secure logistics loading yard.

The property is of steel portal frame construction with steel clad elevations, beneath a pitched steel clad roof benefiting from:

- Solid concrete flooring
- Internal clearance to underside of haunch of approximately 11.2m
- 6x dock level doors
- 1x level access door
- Sprinkler system
- Currently fully racked
- The loading yard is concrete surface and includes a sprinkler tank

The two-storey integral offices provide:

- Offices to both floors
- LED lighting
- Ladies and gents WCs to the ground floor
- Staff welfare facilities to the first floor

There is a Calor gas supply tank to the site which is located in the loading yard to the southern elevation.

There is separate vehicle access to the site from Wembley Road.



160 Scudamore Road, Leicester, Leics, LE3 1UQ

ACCOMMODATION

Ground Floor

Warehouse & Ancillary Office 6,298.16 sq m 67,793 sq ft

First Floor

Office 103.71 sq m 1,116 sq ft

Total GIA

6,401.87 sq m 68,910 sq ft

Mezzanine

220.36 sq m 2,372 sq ft

TENURE

The property is available freehold with vacant possession or leasehold on a new lease on terms to be agreed.

BUSINESS RATES

Local Authority: City of Leicester

Period: 2025/2026

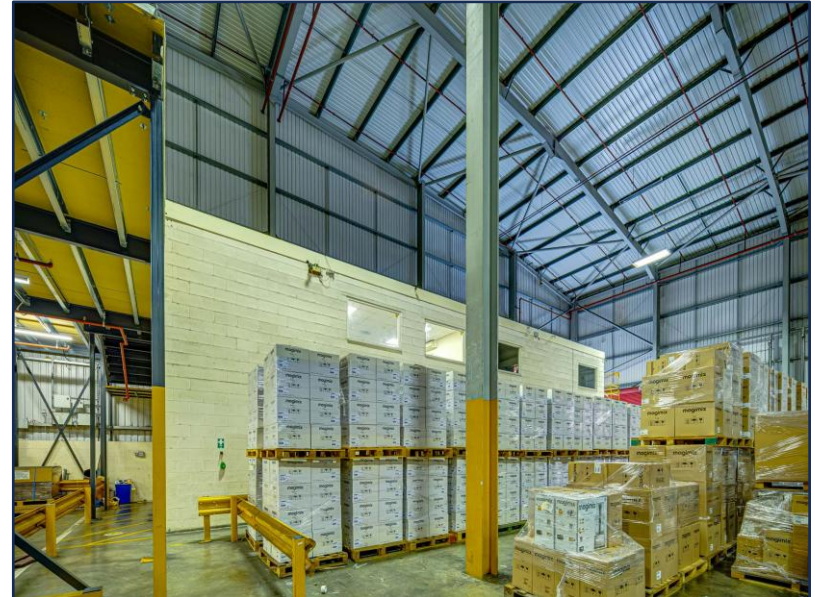
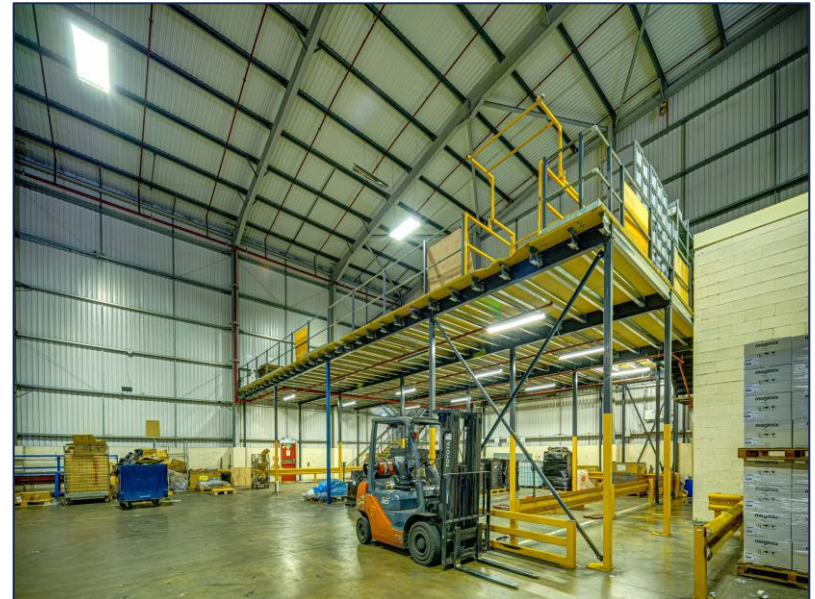
Rateable Value: £340,000

PRICE

£7,500,000 (seven million five hundred thousand pounds).

RENT

£550,000 (five hundred and fifty thousand pounds) per annum exclusive.



160 Scudamore Road, Leicester, Leics, LE3 1UQ

VAT

VAT will be charged on the sale price / rent.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

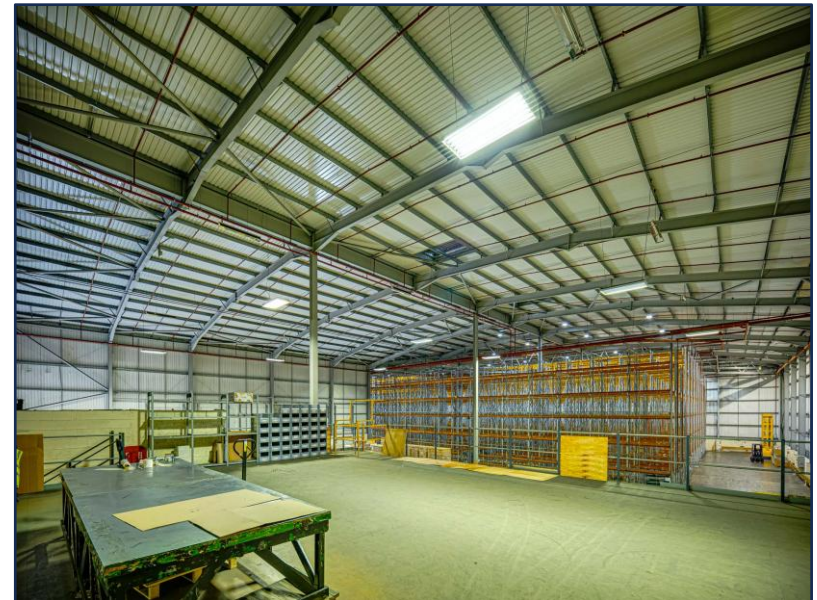
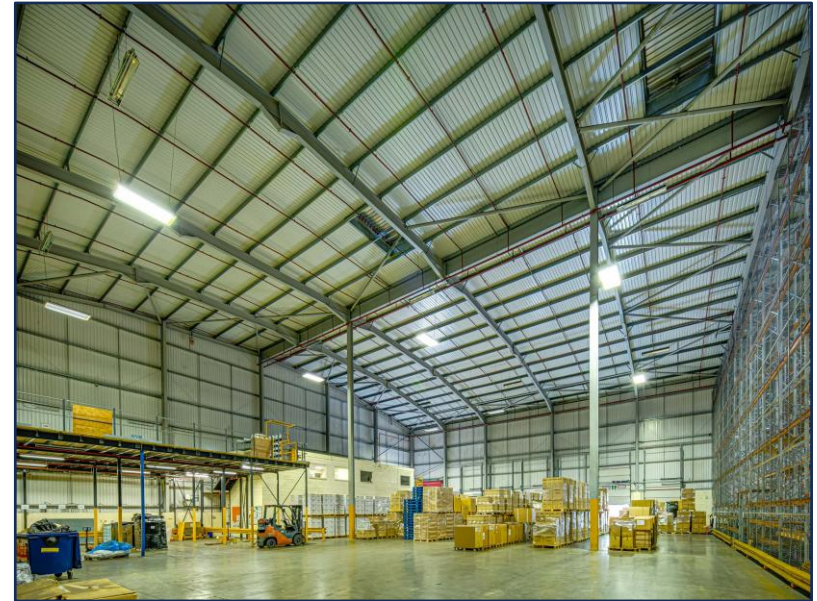
The property has an Energy Performance Asset Rating of 44 within Band B. The EPC is valid until 6 December 2033.

PLANNING

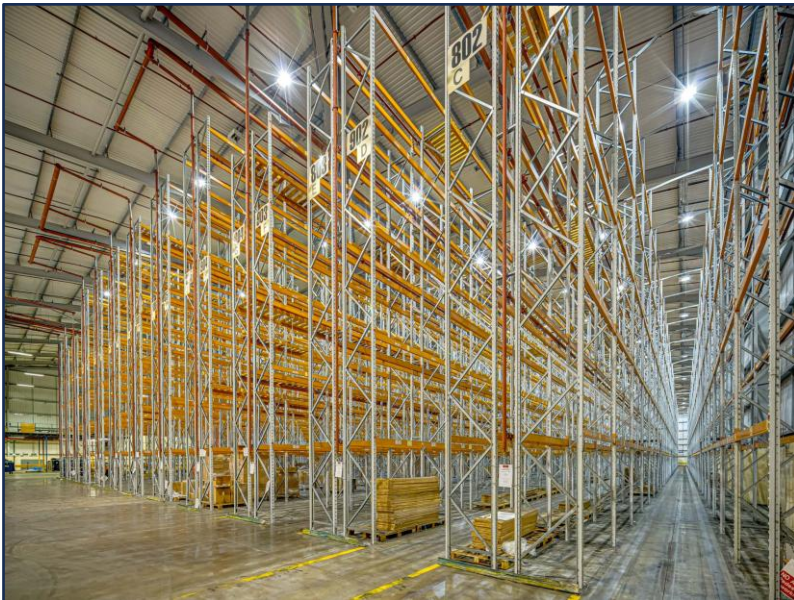
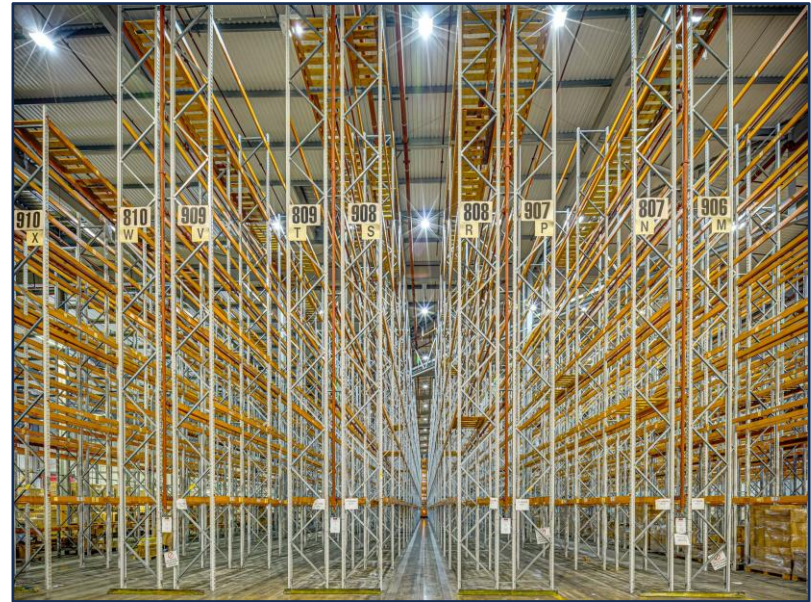
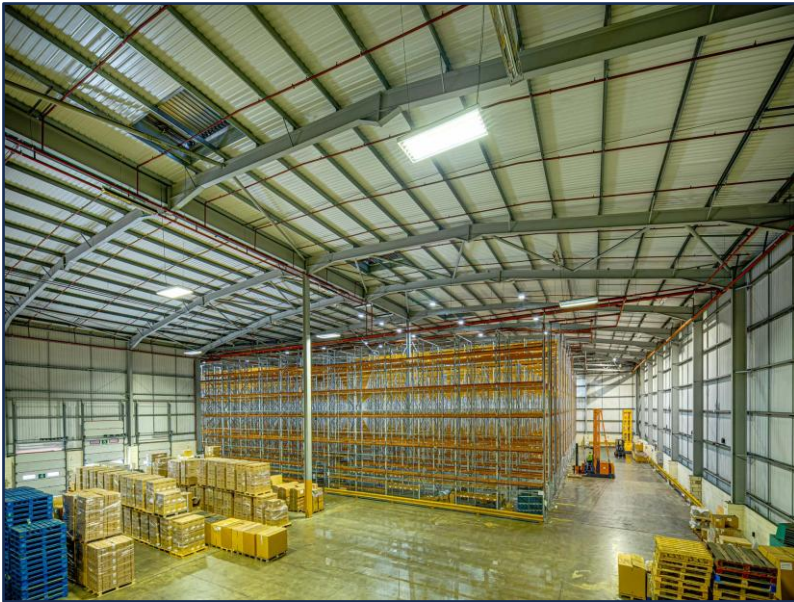
We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

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).



160 Scudamore Road, Leicester, Leics, LE3 1UQ



160 Scudamore Road, Leicester, Leics, LE3 1UQ



CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720



**3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk**

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