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SCUDAMORE ROAD

LEICESTER — LE3 1UQ

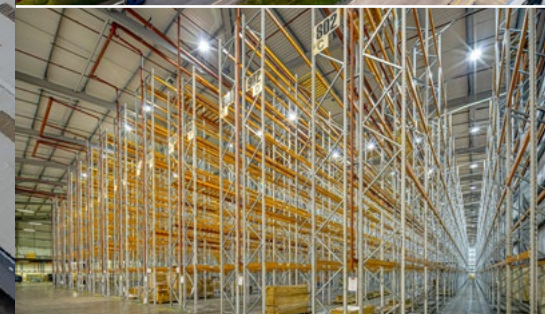
HIGH QUALITY
WAREHOUSE
FACILITY.

AVAILABLE ON
A FREEHOLD OR
LEASEHOLD BASIS.

TOTAL FLOOR AREA
71,281 SQ FT
(6,622 SQ M)
INC. MEZZANINE

FOR SALE:
£7,500,000

TO LET:
£550,000 pax



PURPOSE-BUILT MODERN DETACHED WAREHOUSE

PROPERTY SUMMARY

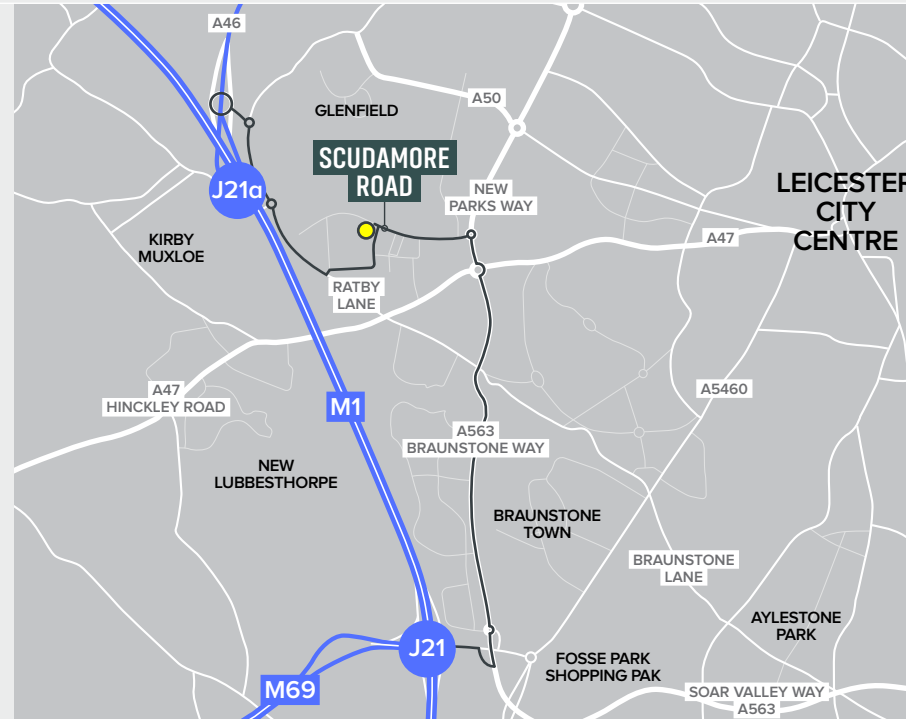
- Ready for immediate occupation
- Secure site with separately accessed and gated staff car parking and dedicated secure logistics loading yard
- Notable separate refurbishment works currently underway which include new curtain walling and cladding to dock level doors
- Two-storey internal offices with LED lighting
- Staff car park providing 34 car spaces
- Strong ESG credentials with an EPC B until Dec-33
- 6x dock level doors, in addition to level access loading
- 11.2m to underside of haunch
- Fully racked with capacity for 10,000 pallets and sprinkler system
- Vehicle access from both Wembley Road and Scudamore Road
- Superbly located for access to the wider national road network

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03



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Google map



what3words link:
fuzzy.mock.things

**SUPERB ROAD
ACCESS TO THE
WIDER NATIONAL
ROAD NETWORK.**

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.

Located at the heart of the Golden Triangle, Scudamore Road has superb road access both North and South of the wider national road network.



DRIVE DISTANCES

A46 Leicester Western	1.5 miles
M1 Junction 21A	2 miles
M1/M69 Junction 21	4 miles
Leicester City Centre	4.5 miles
East Midlands Airport	18 miles
Sheffield	63 miles
London	102 miles

160 SCUDAMORE ROAD

04

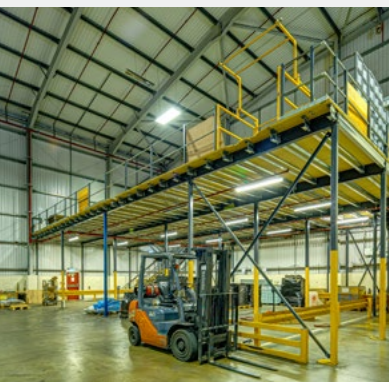


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SELF-CONTAINED SECURE LOGISTICS LOADING YARD.

DESCRIPTION

Constructed in 2004, 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 building is constructed of a steel portal frame and solid concrete flooring, beneath a pitched roof.

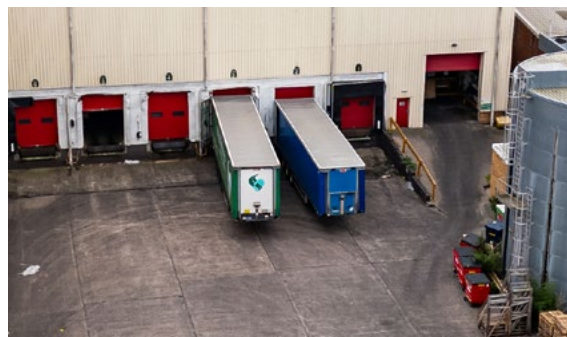
Property refurbishment includes:

- Office refurbishment
- Repairs to dock doors

- Gutter and downpipe clearance
- Landscaping
- Gate repairs



Click here to
view the Video.



SPECIFICATION

WAREHOUSE



Solid concrete flooring



Haunch height 11.2m



Refurbished 6x dock level doors



1x level access door



Steel portal frame



Sprinkler system



138 kVa power supply with capacity up to 400 kVA*



Currently fully racked with capacity for c.10,000 pallets



45m concrete loading yard with sprinkler tank



34 car parking spaces

*Potential to increase, subject to substation improvements

INTEGRAL OFFICES



2 storey offices



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.

ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground Floor		
Warehouse & Ancillary Office	6,298.16	67,793
First Floor		
Office	103.71	1,116
Mezzanine	220.36	2,372
Total Floor Area	6,622.23	71,281

71,281 SQ FT
INC. MEZZANINE

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

VAT

VAT will be charged on the sale price / rent.

PRICE

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

RENT

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

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. 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).

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.

FURTHER INFORMATION



SCUDAMORE ROAD

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