

7,097 - 129,523 SQ. FT TO LET / FOR SALE IN PART

Abbey Lane

📍 123 Abbey Lane, Leicester LE4 5QX

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Warehouse Space and Roadside Site



KEY FEATURES



Prominent Industrial Complex



Located on a Major Arterial Route



Close to Leicester's Inner Ring Road System



Providing Flexible Warehouse Accommodation



Securely Fenced and Gate Site



Available Immediately

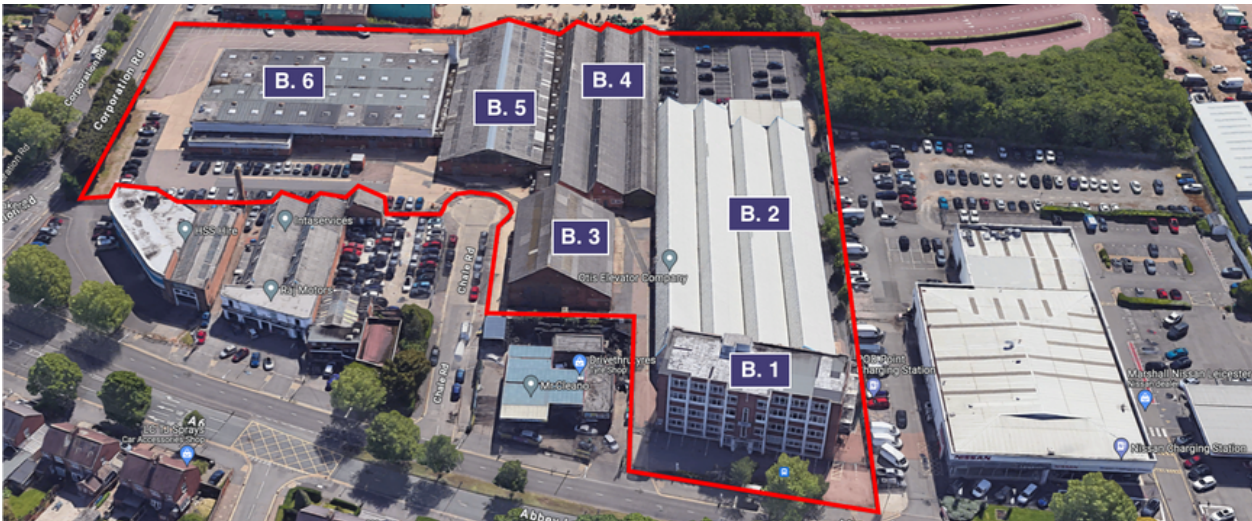


Rent on Application

DESCRIPTION

AVAILABILITY :

The site is the former Otis Lifts headquarters extending to some 4.78 acres (1.93 hectares), upon which stands an industrial complex of 6 buildings to include a detached four-storey office premises together with a number of single storey industrial units. Externally, the premises has the benefit of a securely fenced and gated car park.



UNIT	SQ FT	SQ M
1	20,375	1,892.89
2	35,920	3,337.07
3	7,097	659.33
4	20,652	1,918.63
5	19,737	1,833.62
6	25,742	2,391.51
TOTAL	129,523	12,033.05

Building 1 comprises a four storey office building of brick construction beneath a flat roof. The front elevation comprises an aluminium framed double access entrance door accessed via concrete steps with uPVC double glazing throughout. The floors are of solid concrete construction throughout. Internally, the premises are laid out to provide a mixture of open plan and cellular offices together with welfare facilities, ancillary offices and storage. The premises has the benefit of a passenger lift to all floors, carpet floor coverings and suspended ceilings with inset cat ii lighting.

Building 2 comprises a substantial single storey industrial building of brick and blockwork construction beneath a northlight roof covered in steel sheet cladding. Internally, the premises has been laid out to provide open plan hybrid warehouse/office accommodation together with ancillary storage and welfare facilities.

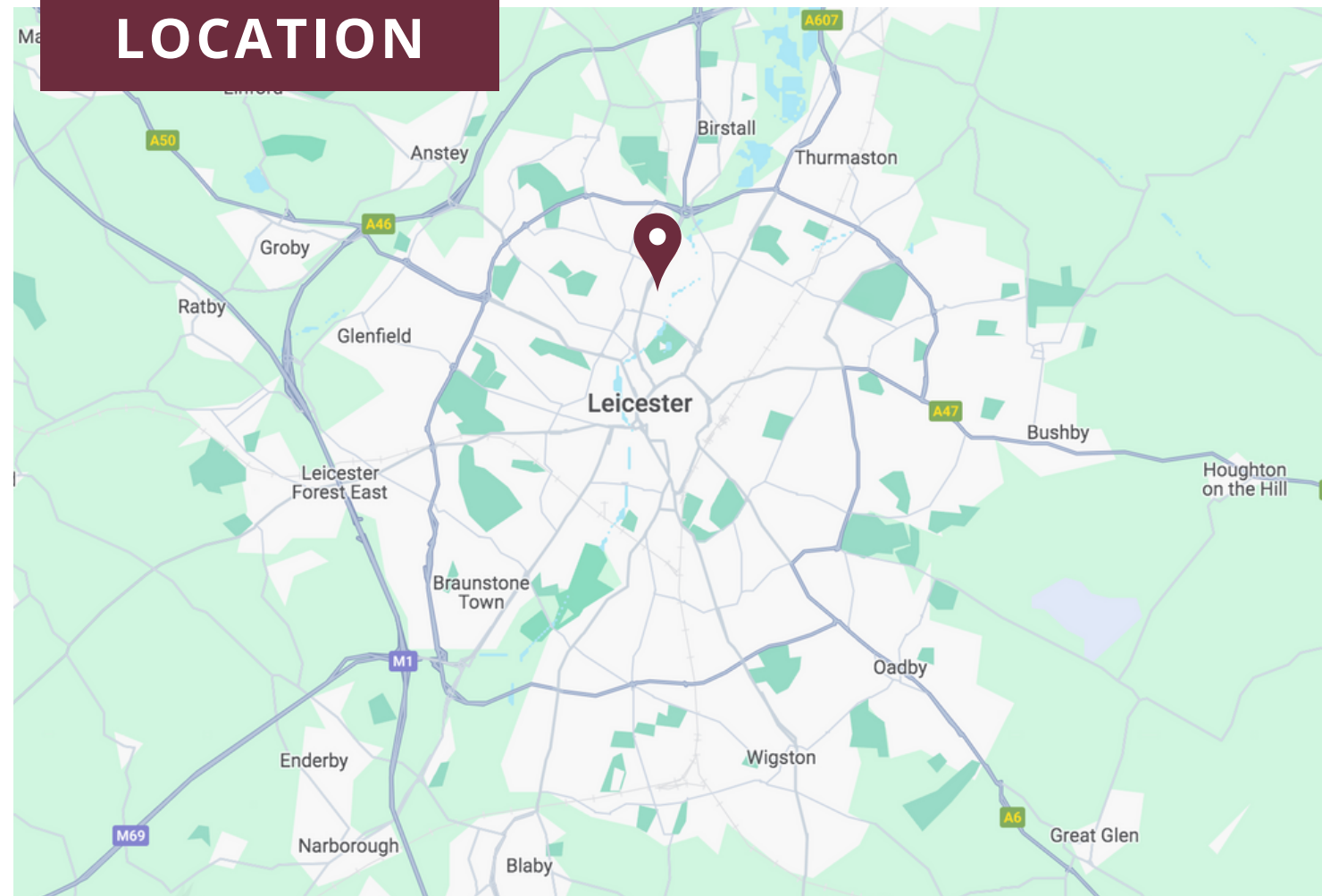
Building 3 comprises a single storey warehouse premises of solid brick construction beneath a dual pitched roof covered in corrugated roof sheets. Internally, the premises is laid out to provide open plan warehouse accommodation. Loading is facilitated by way of a curtain a curtain rail loading door.

Building 4 comprises a twin bayed industrial building of brick and blockwork construction beneath a northlight roof covered in corrugated roof sheets. Internally, the premises is laid out to provide open plan warehouse accommodation together with ancillary offices and welfare facilities.

Building 5 comprises a single storey building of brick and blockwork construction beneath a pitched roof covered in corrugated roof sheets. Internally, the premises is laid to provide open plan warehouse accommodation together with ancillary offices. The floors are of solid concrete construction throughout.

Building 6 is interlinked with Building 5 and comprises a modern twin bayed portal framed industrial premises with a side flat roofed section. Internally, the premises is laid out to provide two open plan warehouse spaces together with ancillary accommodation.

LOCATION



123 ABBEY LANE, LEICESTER, LE4 5QX

The site is located on the east side of Abbey Lane (A6), approximately 1 mile north of Leicester city centre, adjacent to the National Space Centre. The site is well-positioned benefitting from excellent transport links, having the inner ring road system within close proximity which provides direct access in and around the city centre and further links to both local highways and motorway networks via J21 of the M1/M69 and J22 of the M1. The site itself is situated within a prime mixed commercial area in Leicester and comprises a number of popular amenities to include; Asda supermarket, Aldi supermarket, Greggs bakery, McDonalds and Abbey Retail Park all within walking distance. Major attractions nearby include Abbey Park and the National Space Centre and Space Park.

TENURE:

The property is available as a leasehold basis. Our client may consider a freehold disposal of the site in parts.

PRICE:

Rent on Application.

EPC:

Available upon request.

VAT:

The premises have been elected for VAT which will be charged at the prevailing rate.

VIEWINGS:

Viewings are by appointment with Phillips Sutton.

ANTI-MONEY LAUNDERING:

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.

LEGAL COSTS:

Each party to bear their own costs incurred in this transaction.



Further Information Contact :

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