



13 Mandervell Road, Oadby, Leicester, Leicestershire LE2 5LQ

Detached Industrial Premises

- ▶ **Total GIA: 8,327 sq ft (773.60 sq m)**
- ▶ **Situated within the popular Oadby Industrial Estate**
- ▶ **Providing flexible Warehouse space over multiple levels**
- ▶ **Rent: £40,000 pax**

For enquiries and viewings please contact:



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Location

The subject property is situated within Oadby, a popular satellite town of Leicester, lying approximately 4 miles to the south east of the City Centre. The area is supported by its own shopping centre along the Parade, together with Asda, Waitrose and Sainsbury's stores and also by industry, particularly on the Oadby Industrial Estate. Oadby has good transport links due to its location on the A6 trunk road which links Leicester with Market Harborough. It is also just to the south of Leicester's ring road which links through to Junction 21 of the M1 & M69 motorways, as well as to other arterial routes and Leicester City Centre.

Within Oadby, the property is positioned on the Oadby Industrial Estate and occupies a prominent frontage position on Mandervell Road.

Description

The subject property comprises a three storey, detached industrial unit of brick construction with a flat roof. To the side there is a single storey office of similar construction. The elevations include UPVC framed double glazing.

Internally, the ground floor accommodation provides a reception area, an office, kitchenette, WC and storage space at the rear which links onto a steel framed mezzanine area over part of the lower ground floor. Two internal staircases provide access to the first floor where there are further storage areas. To the side elevation, there is vehicular access leading up to a covered loading area at the rear, and in turn, the lower ground floor accommodation where there are two further areas utilised for storage / workshop purposes.

Externally, there is a small yard area in front of the covered loading area, accessed via a shared entrance off Mandervell Road and to the front of the property, there is tarmac surfaced car park with capacity for approximately seven cars.

Accommodation

	Sq M	Sq Ft
Lower Ground Floor	332.2	3,576
Ground Floor	187.5	2,018
Ground Floor (Mezzanine)	65.5	705
First Floor	188.4	2,028
Total	773.6	8,327

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Heating

The property is heated by way of a gas central heating system.

Electrics

There is both a single and three phase electrical supply connected to the property and lighting is provided throughout. Property has been fully rewired recently and fitted with a new alarm and a CCTV system.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

Part of the property (Event Trees) is currently listed as Warehouse and Premises and has a rateable value of £11,500. Source: VOA

Part of the property (Eventologists) is currently listed as Warehouse and Premises and has a rateable value of £17,250.

Rent

Rent: £40,000 pax

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

EPC is available upon request.

Viewings

Viewings are by appointment with Innes England or our joint agent, Andrew and Ashwell, Tel: 0116 254 1220.

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