

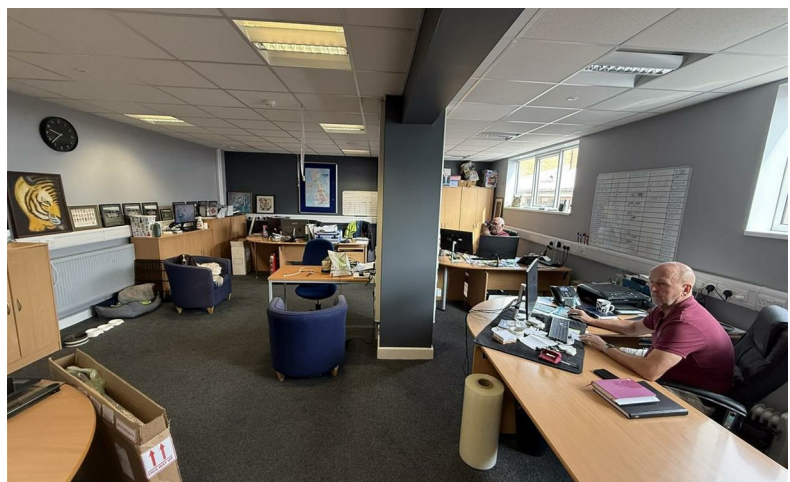
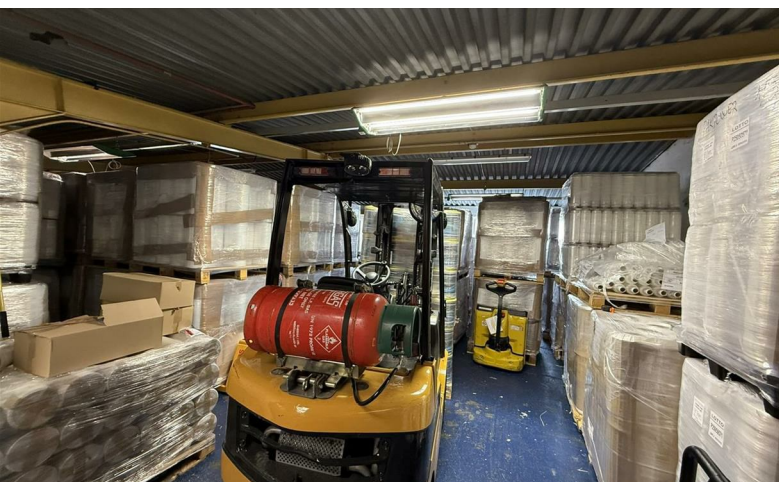


READINGS

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- **Rare Freehold Opportunity**
- **Single Storey Industrial Warehouse**
- **Modern Two Storey Offices**
- **3 Phase Electrics**
- **Vacant Possession**



Offers over £350,000

47 Highmeres Road, Leicester, LE4 9LZ

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Readings Property Group are pleased to bring to market the opportunity to purchase a freehold commercial premises in a popular industrial area. The property is a single storey industrial unit with high quality two storey offices located on Highmeres Road and close to national occupiers such as Screwfix, Aldi, Costa Coffee and amongst well established local independent businesses.

Location

The property is located on Highmeres Road which is accessed off Thurmaston Boulevard which in turn provides direct access to the outer ring road and Thurmaston Lane. The property has excellent access to the regional transport links including the A6 and A46 which provides a link to the M1 at Junction 21A. Surrounding occupiers are predominantly industrial occupiers forming part of a well established industrial location.

Description

An industrial premises with high quality offices. The property consists of a single storey warehouse which has a side loading access via two roller shutter doors. The unit is of steel portal frame and has in recent years had new roof coverings installed. The ceiling heights range from 2.9m-3.3m. The current occupiers have 280 pallets stored in the unit.

The two storey office block is modernised to a high quality standard with sensor LED Lighting, modern IT communication, suspended ceiling, gas central heating, double glazed windows.

In addition, the site has CCTV installed throughout.

Accommodation

The Gross Internal Area is as follows:

Ground Floor Warehouse: 164.0 sqm (1,765 sf)

Ground & FF Office : 118.6 sqm (1,276 sqft)

WC Facilities Available

There is additional allocated parking on the corner of Highmeres Road.

Total GIA: 282.6 sqm (3,041 sqft)

Terms

The property is on the market for offers over £350,000 plus VAT and will be available from January 2026.

Rating

Rateable value £13,250

Rates payable 2025/26: TBC

Prospective occupiers are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

Energy Rating: D (92)

VAT

The property is subject to VAT.

Services

Mains Water, Gas & Electric are available.

Legal Costs

Each party to pay for their own costs

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar & Ashley Sutton). (0116) 2227575

Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition) and ISVA code of measuring practice.