



155 Humberstone Lane, Thurmaston, Leicester, Leicestershire LE4 8HP

Substantial Office Premises

- ▶ **Flexible floorplates**
- ▶ **Generous on-site parking provision**
- ▶ **Well-located for local amenities and transport networks**
- ▶ **NIA: 2,933 sq ft to 23,022 sq ft**

For enquiries and viewings please contact:



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Location

The premises occupies a prominent position on the south side of Humberston Lane in Thurmaston, in between two major arterial routes, the A563 and A607 which both provide access into Leicester city centre (c. 3 miles to the south) and the surrounds, while facilitating direct links to the M1/M69 motorway network via Leicester's outer ring road system. The A46 is also in close proximity which provides easy access to Nottingham. There are wide-ranging amenities in the nearby Thurmaston Shopping Centre which includes Starbucks, Asda, Mark & Spencer Food and McDonalds to name a few.

Description

The subject property comprises a two-storey office building of concrete frame construction with cast in situ ground bear reinforced concrete floor slab and concrete upper floors beneath a flat roof covered in mineral felt. The front elevation comprises micro-rib composite cladding panels and glazing throughout, while the side elevations are of brick cladding. The offices form part of a larger industrial facility which is set on a site extending to circa 10.57 acres.

Internally, the premises has been laid out to provide a number of office suites that are self-contained and accessed via a shared reception area to the building. Each suite has the benefit of welfare facilities, perimeter wire trunking, LED lighting, carpet floor covering, gas central heating and cassette air-conditioning units.

Externally, the premises benefit from dual access via gated entrances and occupy a secure site providing excellent car parking and external storage facilities.

Accommodation

	Sq M	Sq Ft
Suite A	603.4	6,495
Suite B	603.4	6,495
Suite C	387	4,166
Suite D	272.5	2,933
Suite E	272.5	2,933
Total	2,138.7	23,022

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

Services

We understand that all mains services are connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Planning

We understand the premises has the benefit of authorised use under Use Class E (commercial, business and services use) of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. Making the premises suitable for a variety of uses within the same use class.

This information is provided for guidance purposes only and prospective parties are advised to make their own enquiries with the Local Planning Authority.

Tenure

The premises are available To Let by way of a new effective fully repairing and insuring lease for a term of years to be agreed. The premises are available as a whole, or may be split to provide individual units, subject to negotiation.

Business Rates

The premises are to be re-assessed for rating purposes.

Rent

Rent £7.00 per sq ft

VAT

All figures are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available upon request.

Viewings

Viewings are by appointment with sole agents Innes England

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