

Single Storey Warehouse

- Total GIA: 3,777 sq ft (350.89 sq m)
- Popular industrial location
- Available Q4 2026
- Rent: £30,000 per annum

For enquiries and viewings please contact:



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Unit E, 340 St. Saviours Road, Leicester, Leicestershire LE5 4HJ

Location

The premises is situated within a popular industrial area in North Evington, in-between its junction with Benson Street and Copdale Road, approximately 1.6 miles east of the city centre. The area benefits from a large local labour force and is in close proximity to a number of popular local retailing destinations on East Park Road, Evington Road, Green Lane and St Saviours Road itself. Transport links are good with the main A47 Uppingham Road to the north and the main A6 London Road to the south, both providing easy access in and out of the city.

Description

A good quality single storey building forming part of a larger industrial complex of brick and blockwork construction beneath a north light roof supported by timber and steel trusses and covered with corrugated steel sheets incorporating translucent roof lights. The floor is constructed in solid concrete throughout. Internally, the premises has been laid out to provide clear and unencumbered warehouse accommodation together with an ancillary office, kitchen and WC facilities. The premises has the benefit of an electronically operated roller shutter door, heating which is facilitated by way of a gas fired heater blower and is lit by way of suspended led strip lighting. Externally, to the front of the premises, there is a shared yard which provides loading facilities and on-site car parking.

Accommodation

	Sq M	Sq Ft
Ground Floor	350.9	3,777
Total	350.9	3,777

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.

Planning

We understand the premises has authorised use from the Local Authority under Class B8 Storage & Distribution purposes of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

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

Rates

The property is currently listed as Factory and Premises and has a rateable value of £13,000.
Source: VOA

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas.

Rent

Rent £30,000 per annum

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: 94 D.

Viewing

Viewings are by appointment with sole agents Innes England.

Date Produced: 20-Apr-2026



