



2 Selbury Drive, Oadby, Leicester, Leicestershire LE2 5NG

A Rare Freehold Opportunity

- ▶ **Total GIA: 38,193 sq ft (3,548.23 sq m)**
- ▶ **Excellent local labour pool**
- ▶ **Clear internal height of 9m**
- ▶ **Price £3,100,000**

For enquiries and viewings please contact:



Aman Verma
07866 264118
averma@innes-england.com

Location

Leicester is the second-largest city in the East Midlands, located approximately 20 miles south of Nottingham and 43 miles north-east of Birmingham. At the time of the 2011 Census, the city had a population of around 320,000. Its central geographic position and close proximity to the national motorway network have had a significant influence on the local economy, particularly in the distribution sector. The area is characterised by a strong presence of small- to medium-sized privately owned businesses, many of which operate within the manufacturing sector, as reflected by the county's above-average representation in this industry.

The subject property occupies a prominent position on Selbury Drive within Oadby Industrial Estate in Oadby, a popular satellite town approximately 4 miles south-east of Leicester city centre. Oadby benefits from a well-established commercial offering, including a dedicated shopping centre along The Parade, major supermarkets such as Asda, Lidl and Sainsbury's, and a concentration of industrial activity, notably on the Oadby Industrial Estate. The town is well served by transport links, with direct access to the A6 trunk road connecting Leicester to Market Harborough. It also lies just south of Leicester's Ring Road, providing onward connections to Junction 21 of the M1 and M69 motorways, as well as other key arterial routes and Leicester city centre. The surrounding area is largely residential and as a result, the property benefits from a large pool of local labour.

Description

The property comprises a substantial single storey industrial / warehouse of steel frame construction with brick elevations beneath pitched roof forms supported by light steel trusses and incorporating translucent roof light panels. The front elevation comprises two electrically operated loading doors located on each side of the building together with a single storey office block. The floor is of solid concrete construction.

Internally, the property has been laid out to provide a predominantly clear and unencumbered warehouse together with offices and welfare facilities at ground floor level whilst a mezzanine provides additional storage accommodation. Benefitting from a clear internal height of 9m and a floor to mezzanine height of 5.53m, three phase power, heating by way of gas fired heater blowers and gas central heating, and lighting by way of suspended pendant lights and strip lighting.

Externally, the property has the benefit of a forecourt providing convenient loading and car parking facilities.

Accommodation

	Sq M	Sq Ft
Ground Floor		
Warehouse / Office / Welfare Facilities	2,408.2	25,923
Mezzanine	1,139.9	12,270
Total	3,548.1	38,193

Services

We understand that all mains services are connected to the property.

Planning

We understand the property has authorised use from the Local Planning Authority under Use Class E / B2 / B8 uses of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The freehold interest is available to purchase with vacant possession.

Business Rates

The property is currently listed as Factory and Premises and has a rateable value of £85,000.
Source: VOA

Price

Price £3,100,000

VAT

All figures are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred during the transaction.

EPC

The premises have an EPC assessment of: 130 F.

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 26-Aug-2026



