



41 Trafford Road, Leicester, Leicestershire LE5 4BL

Warehouse / Workshop / Office

- ▶ **Total GIA: 4,457 sq ft (414.06 sq m)**
- ▶ **Located close to the A47 Uppingham Road**
- ▶ **Flexible workshop / office accommodation**
- ▶ **Freehold Price: £350,000**

For enquiries and viewings please contact:



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Location

The property is prominently positioned on the west side of Trafford Road which is located in-between its junctions with Uppingham Road (A47) and Saltersford Road in Leicester. Trafford Road is a one-way street which largely comprises residential dwellings of terraced design albeit there are a couple of buildings that have been converted to provide commercial uses. A wide variety of amenities are provided on Uppingham Road (A47) which also provides direct links into the city centre, connecting to the inner ring road system and also provides access to other major towns and cities towards the east.

Description

The property comprises a two-storey Victorian mid-terrace building of traditional masonry construction beneath a pitched slate roof, which was extended more recently in similar construction to provide additional warehouse accommodation. The front elevation comprises a loading roller shutter door together with a timber individual access entrance door at ground level, while there is uPVC double glazing at ground and first floor level. The floors are a mixture of solid concrete and suspended timber construction.

Internally, the property provides a workshop/warehouse space at ground floor level together with offices and welfare facilities. The first floor comprises a number of cellular and open plan rooms together with lab space and further welfare facilities.

The property comprises 100% site cover.

Accommodation

	Sq M	Sq Ft
<u>Ground Floor</u>		
Ground Floor	271.3	2,920
First Floor	142.8	1,537
Total	414.1	4,457

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

Services

All mains services are connected to the property.

Tenure

The freehold interest is available to purchase with vacant possession.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £9,600.

Source: VOA

Price

£350,000

VAT

The property has not been elected for VAT and therefore it will not be payable on the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E 111

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: 21-May-2026



