



**The Blacksmiths Cottage, Stamford Street, Glenfield, Leicester, Leicestershire
LE3 8DL**

Rare Storage Unit & Office

- ▶ **Ground Floor Warehouse & First Floor Office**
- ▶ **Providing flexible accommodation**
- ▶ **Total GIA: 765 sq ft (71.08 sq m)**
- ▶ **Purchase Price: £135,000**

For enquiries and viewings please contact:



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Location

Glenfield is a popular residential suburb of Leicester, lying some 5 miles west of Leicester City Centre and being easily accessed from the A50 trunk road or from Leicester City Centre via Glenfield Road and Dominion Road. The A50 links with the A46 Leicester Western Bypass with Junctions 21a and 22 of the M1, both some 4 miles away.

There is local retailing facilities along Stamford Street, with excellent public transport in the area.

The site is accessed down a cul-de-sac off Stamford Street in between the junctions of Park Drive and Church Road.

Description

A modern detached two-storey building of brick construction under a pitched slate roof comprising of ground floor stores / workshop with a first floor office built within the apex of the roof.

The ground floor provides open plan storage / workshop facilities with strip lighting, kitchenette and WC facilities. The first floor provides office accommodation with carpet flooring, suspended lighting and painted plastered walls.

Accommodation

	Sq M	Sq Ft
Ground Floor	42	452
First Floor	29.1	313
Total	71.1	765

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.

Tenure

The property is available freehold with vacant possession.

Business Rates

The property is currently listed as Workshop & Premises and has a rateable value of £7,400.

Source: VOA

Price

£135,000

VAT

All figures quoted are exclusive of VAT, which may 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: B (41)

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.

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