



FOR SALE

PROMINENT SHOWROOM HQ, RETAIL AND WORKSHOP

301 Thurmaston Lane + LEICESTER + LE4 9UX



25,236 Sq Ft

Price on application



**Prominent
frontage to A563
trunk road**



**Previous planning
consent for further
c. 15,900 sq ft**



**Site area 2.03
acres**



**Various potential
uses STP**



**High quality fit-
out**



Large Car Park



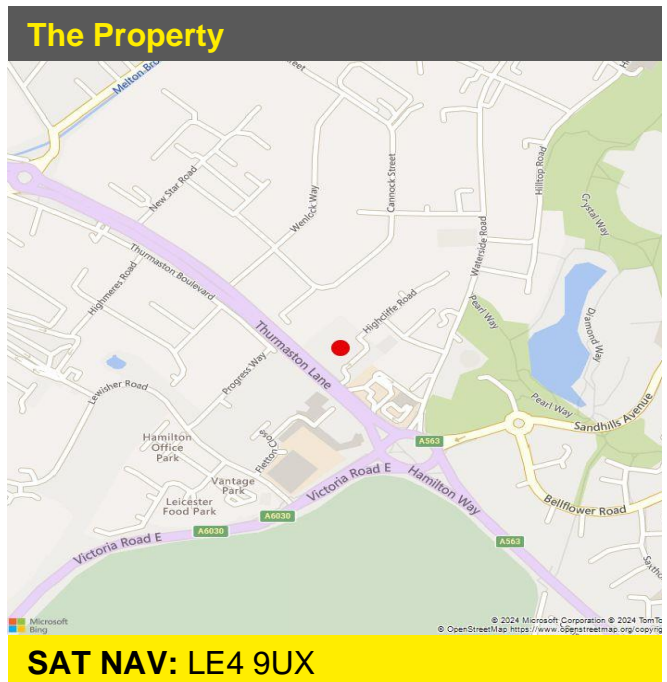


Location

Thurmaston Lane forms part of the A563 Leicester Outer Ring Road and is situated approximately 3 miles north of Leicester City Centre bordering the edge of the Leicester City and Charnwood Districts.

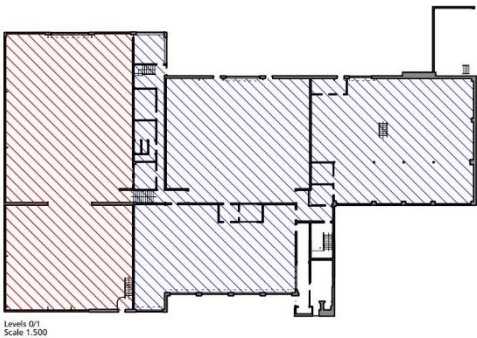
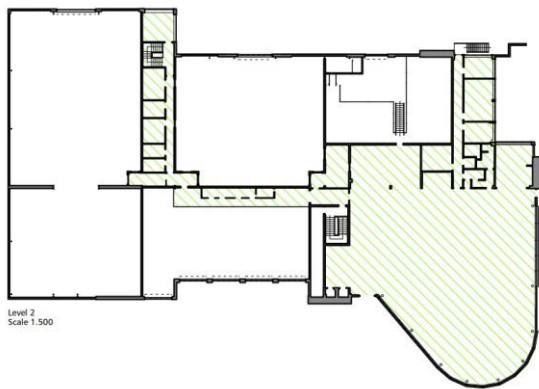
The property occupies a prominent position on north-east side of Thurmaston Lane, close to its junction with the Troon Way Roundabout. Access to the property is direct from the A563 with egress via Highcliffe Road to the north.

The location comprises a long established industrial / commercial centre and due to the main road status of the A563 the area has attracted a mixture of retail and showroom uses which include the nearby Porsche showroom, Aldi and KFC.



SAT NAV: LE4 9UX





Description

A large commercial Showroom/HQ building of circa 25,236 sq ft, with circa 100m frontage to Thurmaston Lane. The property comprising showroom/retail, offices, workshop and warehouse accommodation across three levels; plus a small storage building of circa 767 sq ft and parking for circa 100 vehicles with EV charging points.

The double height glazed feature showroom property provides spacious accommodation with welcome desk, meeting rooms, staff rooms, offices and toilets.

The showroom and offices link to the workshop/manufacturing and warehouse accommodation. The workshop accommodation includes the benefit of 3 service doors; and the warehouse includes a large service door opening onto a dedicated service area.

Energy Performance Certificate

A copy is available upon request.

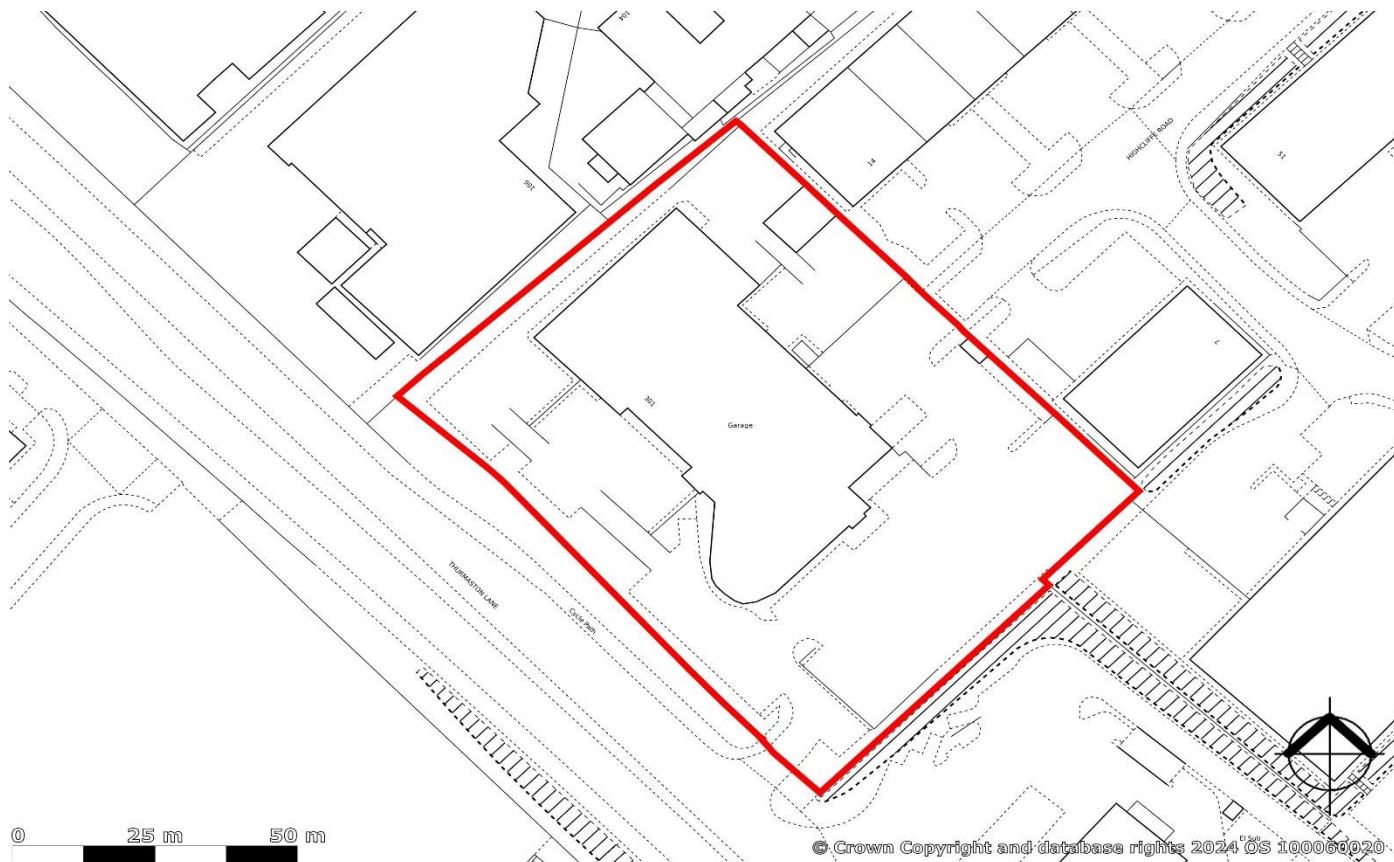


Accommodation

DESCRIPTION	SIZE (sq.ft.)	SIZE (sq.m.)
Level 2 Showroom / Office	8,299	771
Level 1 Workshop	10,908	1,013.4
Level 0 Warehouse	5,262	488.8
External Storage	767	71.3
TOTAL	25,236	2,344.4

Planning

Planning Permission (Application No. 20202560) grants consent for an additional circa 1,480 sqm distribution hub with offices to the east of the showroom. This consent has recently elapsed so interested parties should consult directly with the Local Planning Authority



Rating Assessment

Rateable Value (2023): £129,000

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £66,048

Rating information is for guidance purposes only and should not be relied upon.

VAT

Prices are quoted excluding VAT.

Terms

Price on application for the freehold interest.

Data Room

A Data Room link is available upon request.

Viewing

Strictly by appointment through the Joint Agents:

Andrew & Ashwell

Mike Allwood
mra@andash.co.uk
07969 149386

Kelvin Wilson
kww@andash.co.uk
07702 369280

Axis Property Consultancy

Nick Davies
nickdavies@axisllp.com
0161 300 7761

Chris Holland
chrisholland@axisllp.com
0161 300 7764

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.