MATHER JAMIE

01509 233433

Aurum House
2 Elland Road
Leicester
LE3 1TT

FOR SALE

£3,150,000



Single-Let Industrial Investment

4,480.5 sq m (48,228 sq ft)

Aurum House, 2 Elland Road, Leicester, LE3 1TT

INVESTMENT SUMMARY

- **Tenure: Freehold**
- **Fully let to the undoubted covenant of Watches of Switzerland Company Limited. Latest audited accounts (year-end April 2025) report a turnover in excess of £855m with a gross profit of over £75m**
- **Rent: £250,000 low rate per sq ft £6.17**
- **Industrial warehouse and high quality fitted office space**
- **Site Area: 1.945 acres**
- **Low capital value £65.31 per sq ft**
- **Forthcoming rent review 2027, upward only**
- **Superb road links to A46 / A47 / M1 / M69**
- **Adjoining landholdings may provide future longer term redevelopment opportunity**
- **Tenant has triggered break option – lease to expire April 2032. Time to break approximately 5.75 years**



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DESCRIPTION

A substantial detached HQ-style industrial and office premises, occupying a prominent position within a circa 2-acre self-contained corner plot, secured by way of perimeter fencing and an electric gated entrance, currently occupied by Watches of Switzerland.

Access is provided via a glazed frontage to the north elevation, with automatic entry doors leading into a modern reception area, which acts as a thoroughfare between what is effectively two separate sections of the building, being the warehouse to the right-side and three-storey office building to the left.

The warehouse is of steel-portal frame construction with profile sheet clad elevations, providing unencumbered accommodation of rectangular proportions with an eaves height of 5.5m, fitted with suspended LED strip lights, gas blower heaters and vinyl covered solid concrete floors, with mezzanine in-situ providing an additional storage area.

Loading access is provided by way of an electric roller shutter door to the rear elevation.

Office accommodation is situated over three floors of equal rectangular dimensions, offering a mix of open-plan and private offices throughout with multiple boardrooms. The general presentation is to a modern standard with suspended ceilings, inset lighting, carpeted raised access floors, climate cooling and plastered and painted wall finishes. A passenger lift services all floors in addition to staircases to the front and rear. WCs and staff breakout areas are provided to all floors.

All services are in-situ including gas, water and three-phase electrics.

Externally, two interlinked areas provide 96 marked parking spaces, with additional yard area facilitating the loading provision.





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ACCOMMODATION

Ground Floor Warehouse	1,930.2 sq m	(20,777 sq ft)
Warehouse & Mezzanine	399.8 sq m	(4,303 sq ft)
Ground Floor Offices & Reception	768.3 sq m	(8,270 sq ft)
First Floor Offices	691.1 sq m	(7,439 sq ft)
Second Floor Offices	691.1 sq m	(7,439 sq ft)
Total	**4,480.5 sq m**	**(48,228 sq ft)**

PRICE

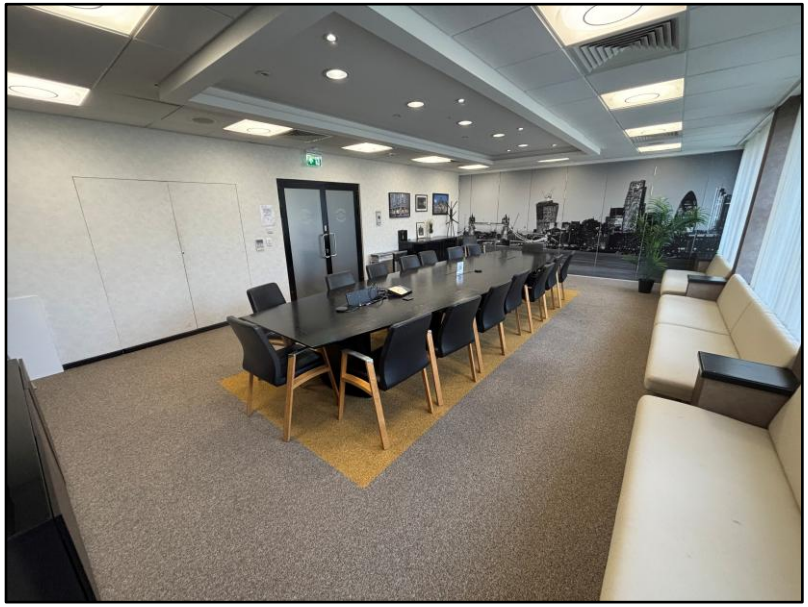
Offers are sought in the region of £3,150,000 for the Freehold, reflecting a net initial yield of 7.5% (assuming purchaser's costs of 5.83%) and a low capital value of £65.31 per sq ft.

VAT

Prices are quoted excluding VAT, although it is envisaged that the property will be sold as a TOGC.

BUSINESS RATES

Local Authority: City of Leicester
Period: From 1 April 2026
Rateable Value: £215,000





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TENURE

The property is currently occupied by Watches of Switzerland Company Limited (CRN: 00146087) on the following terms:

- Full repairing and insuring basis
- Lease term until April 2047
- Passing rent £250,000 per annum exclusive
- Forthcoming upwards-only rent review in April 2027

The Tenant has served notice to exercise its April 2032 break option and will subsequently vacate in approximately 5.75 years' time.

TENANT COVENANT

Watches of Switzerland Company Limited is the principal UK trading company of the FTSE-listed Watches of Switzerland Group PLC and has been incorporated since February 1917.

Latest audited accounts (year-end April 2025) report a turnover in excess of £855m with a gross profit of over £75m.

A Creditsafe report can be provided upon request, which attributes the company with an International Score of 97/A (very low risk), in addition to a credit limit of circa £29m and contract limit of in excess of £210m, highlighting the strength of the tenant covenant.





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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class B8 and Eg(i) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).





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LOCATION

The property occupies a prominent corner position on Elland Road at its junction with Wembley Road within the established Braunstone Frith Industrial Estate, approximately 4 miles west of Leicester city centre.

The site is well positioned to both local and national travel links with the A47 situated approximately 0.6 miles to the east, providing access to the Outer Ring Road (A563) immediately thereafter, servicing all major areas within the county.

Access to the M1 is provided via Leicester Western Bypass (A46) circa 1.5 miles to the north, facilitated via Ratby Lane(B5380), with Junction 21 approach providing further access to the M1 and M69 provided circa 3.5 miles to the south.

Braunstone Frith Industrial Estate forms one of Leicester's most established commercial locations with nearby occupiers including Samworth Brothers, Parcelforce, Company Shop,Screwfix, and XPO Logistics.

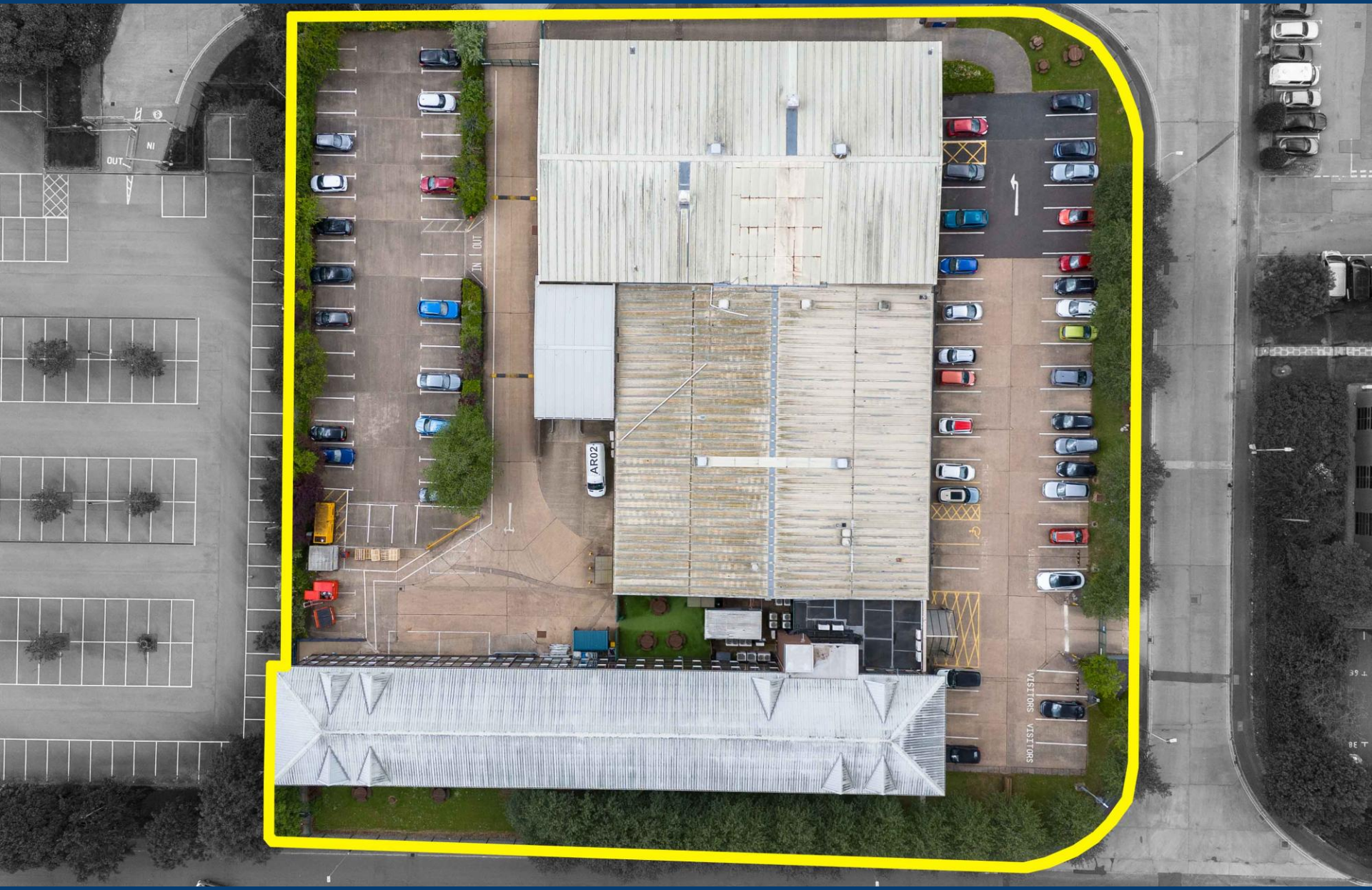
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VIEWING ACCESS

Due to the nature of the Tenant's business, visitors are to adhere to strict access requirements. All viewers will need to provide confirmation of their full name, vehicle registration number, and proof of ID prior to any viewing, with the latter to be presented to security at reception at the time of inspection. All visits will be accompanied by one of the joint agents (contact details below).



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Viewing Strictly by appointment with the joint agents:

CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720

3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

Andrew & Ashwell: Joe Dodd
jpd@andash.co.uk
07541 637028



IMPORTANT INFORMATION
All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:
All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations