

**MATHER  
JAMIE**

01509 233433

80 Scudamore Road  
Leicester  
Leics  
LE3 1UJ

**FOR SALE**  
**£5,000,000**



**Warehouse Premises**

**13,207.13 sq m (142,162 sq ft)**

# 80 Scudamore Road, Leicester, Leics, LE3 1UJ

## DESCRIPTION

The property stands on a site with frontage to Scudamore Road and Murrayfield Road, a centrally located building constructed circa 1960 with extensions and alterations during the 1970s up to early 2000.

The Scudamore Road elevation has a two-storey office and stores beneath flat roof. To the rear the main warehouse is a 3-bay warehouse developed in sections through to Murrayfield Road. On the Murrayfield Road elevation additional first floor offices are included with 7 x dock-level loading doors, maximum height of 4.4m, and clad elevations beneath pitched roofs. There are concrete and tarmac yard areas with road access to the front and back, plus canopy side loading facilities to each side of the warehouse.

Internal clearance ranges between 6.2m - 6.3m with solid concrete flooring. There are gas blower heaters within the warehouse areas with ancillary gas central heating from boilers to office accommodation and mezzanine, staff facilities including canteen, staff break out and ancillary office areas.

The property stands on a site of approximately 4.6 acres.





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## ACCOMMODATION

<b>Ground Floor</b>		
Front Office / Stores	699.85 sq m	(7,533 sq ft)
Warehouse 1	5,028.07 sq m	(54,122 sq ft)
Warehouse 2	2,499.02 sq m	(26,899 sq ft)
Warehouse 3	877.1 sq m	(9,441 sq ft)
Warehouse 4	1,080.25 sq m	(11,628 sq ft)
Warehouse 5	756.46 sq m	(8,143 sq ft)
Compactor Room	216.51 sq m	(2,331 sq ft)
Rear Office & Covered Dock	438.38 sq m	(4,719 sq ft)
<b>Total GIA</b>	<b>11,595.64 sq m</b>	<b>(124,815 sq ft)</b>
<b>First Floor</b>		
Front Offices	699.85 sq m	(7,533 sq ft)
Rear Offices	438.38 sq m	(4,719 sq ft)
Cigarette Room	35.97 sq m	(387 sq ft)
Canteen / Break Out Area	437.29 sq m	(4,707 sq ft)
Side Mezzanine Offices	192.9 sq m	(2,076 sq ft)
<b>Total GIA</b>	<b>1,804.39 sq m</b>	<b>(19,422 sq ft)</b>
<b>Other</b>		
Canopy 1	214.24 sq m	(2,306 sq ft)
Canopy 2	185.3 sq m	(1,995 sq ft)
<b>Total GIA (excluding Side Mezzanine Offices &amp; Canopies)</b>	<b>13,207.13 sq m</b>	<b>(142,162 sq ft)</b>



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## PRICE

**£5,000,000 (five million pounds).**

This represents a significant discount to build cost at a low capital rate of approximately £35 per sq ft.

## VAT

VAT will be charged on the sale price

## BUSINESS RATES

Local Authority: City of Leicester  
Period: 2023/2024  
Rateable Value: £287,500

## LEGAL COSTS

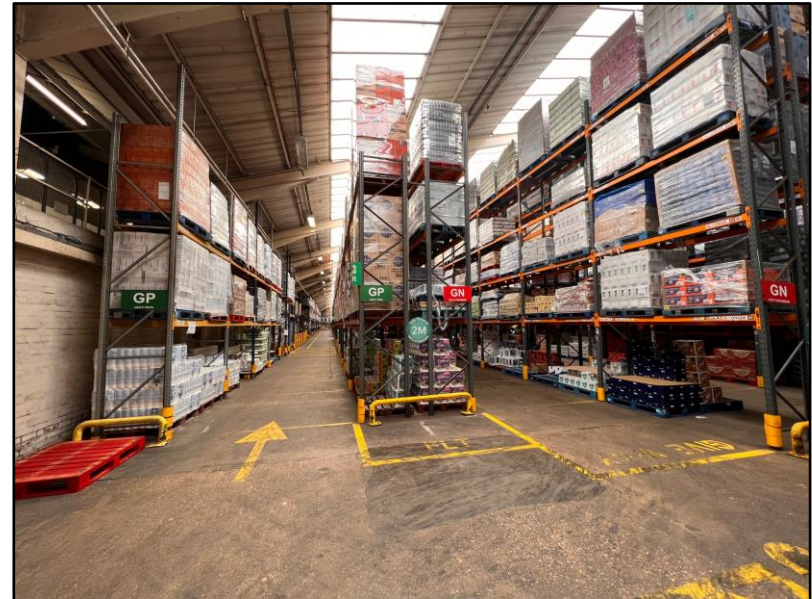
Each party will be responsible for their own legal costs incurred in the transaction.

## TENURE

The property is available freehold with vacant possession.

Interested parties are able to acquire prior to vacant possession date with a short-term ongoing occupation by Central England Co-Op until 30 April 2024.

Any short-term sale and lease-back will be a nil rent with no repairing liability to the Vendor/Tenant and excluded from the Landlord and Tenant Act 1954 Security of Tenure Provisions.





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## 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 (warehouse) 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).



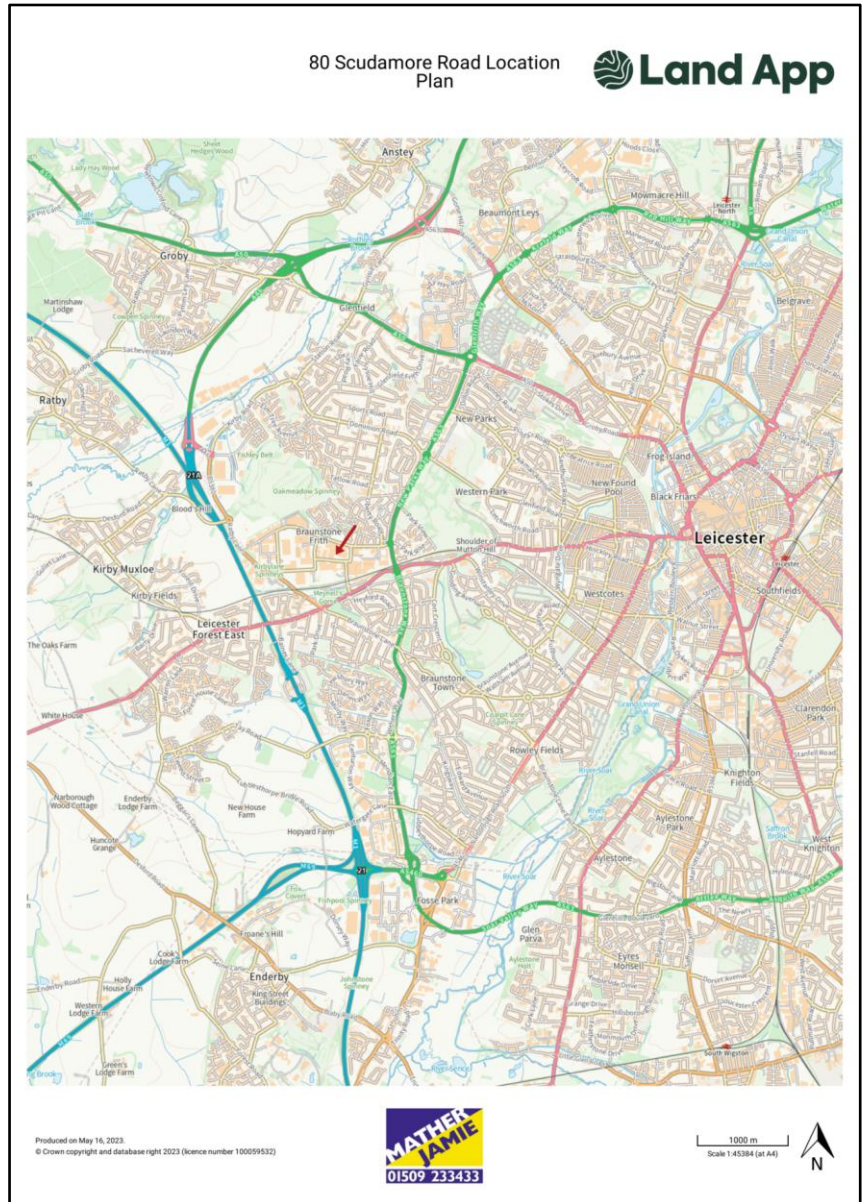
# 80 Scudamore Road, Leicester, Leics, LE3 1UJ

## LOCATION

Leicester is a major East Midlands City with a population of circa 350,000 lying to the east of the M1 motorway at Junctions 21 and 22 with Junction 21 being the link with the M69 motorway accessing easily into the West Midlands. The City has, historically, been known for the hosiery and footwear industries although, more recently, warehousing and distribution has become a major employer alongside the motorway junction. Leicester is a major University City including both the University of Leicester and De Montfort University with approximately 40,000 students.

The subject property is located off New Parks Way (A563) on the south side Scudamore Road to the east of Leicester city centre, approximately 3.5 miles from Junction 21 of the M1/M69 motorways and 8 miles from Junction 22 of the M1 motorway, providing excellent access to the local road and national motorway networks.

 **what3words:**  
///wool.tasty.mobile





# 80 Scudamore Road, Leicester, Leics, LE3 1UJ

## 80 Scudamore Road Site Plan



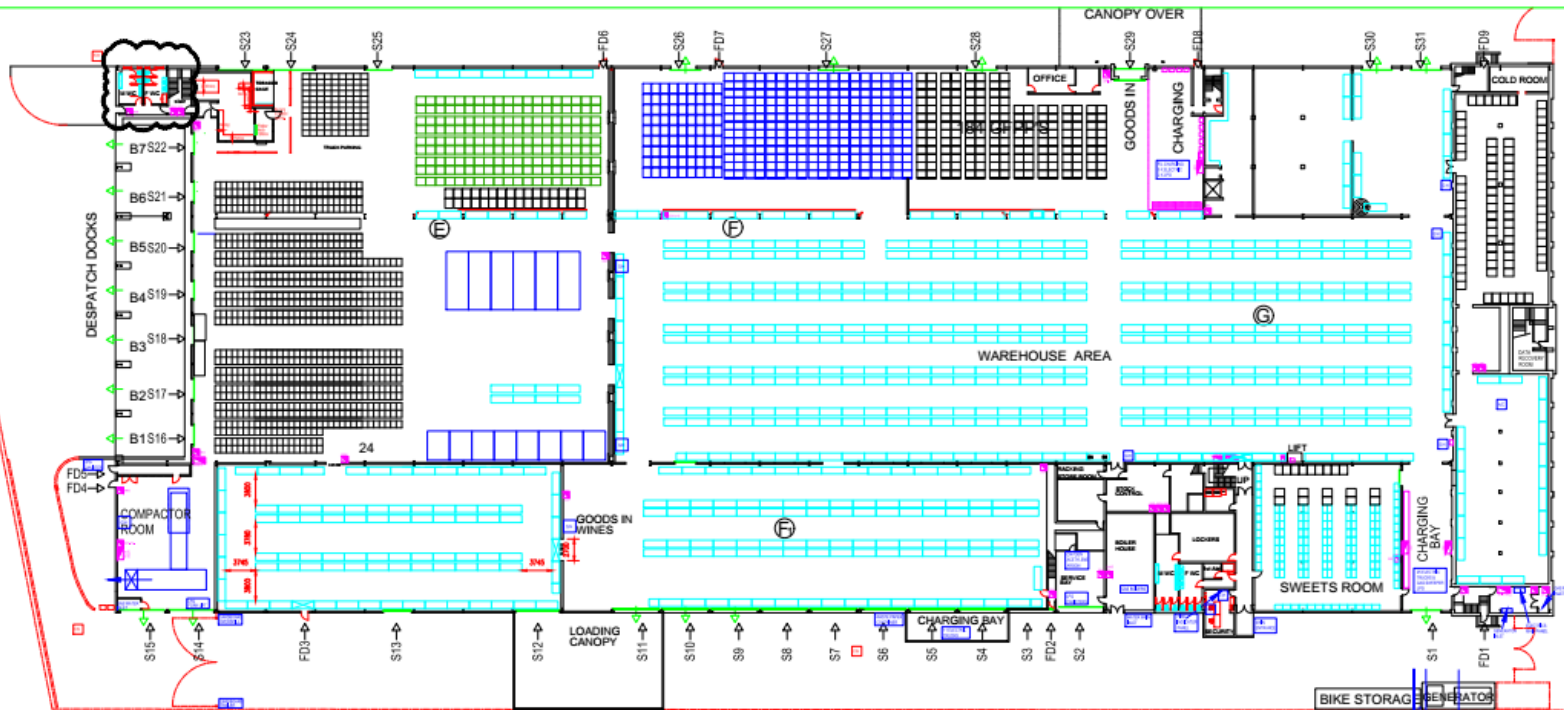
Produced on May 16, 2023.  
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50 m  
Scale 1:1988 (at A4)



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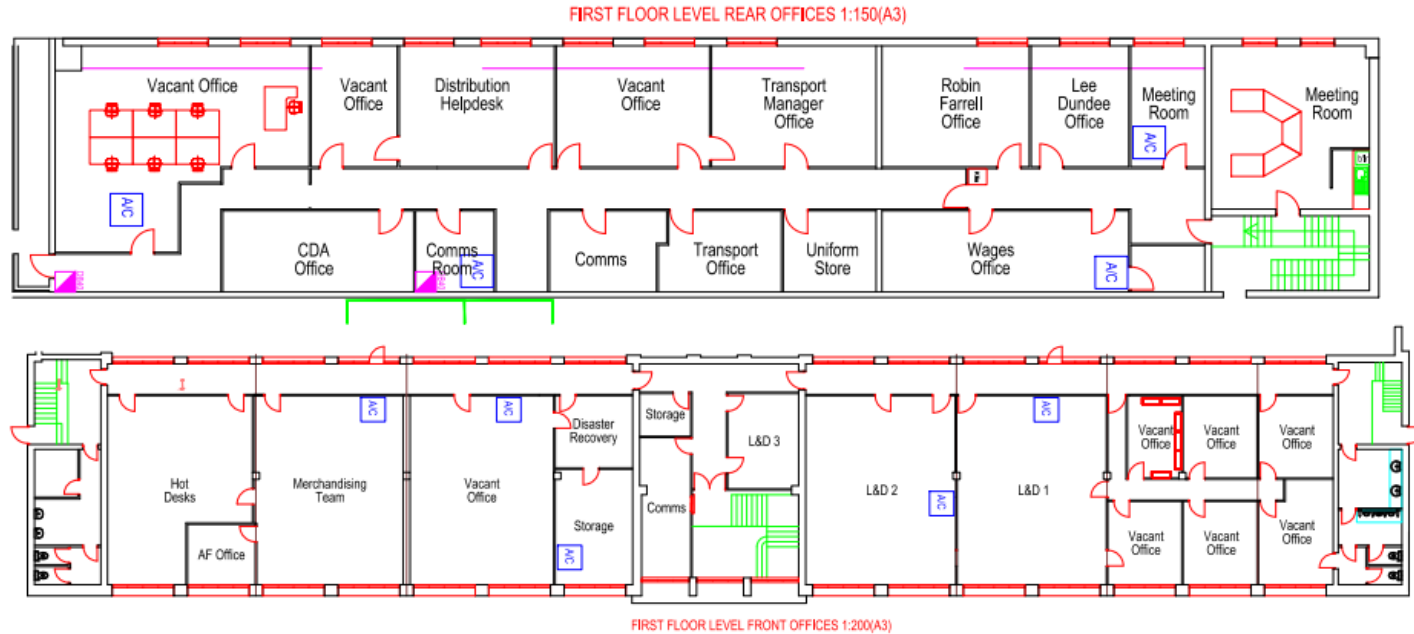


Not to scale. For information purposes only

Drawing Revisions	
Central England Co-operative	
Central House, Harms Road, Lichfield, Staffordshire, WS15 6RH Tel 01543 414140	
Site Address <b>FOOD DISTRIBUTION CENTRE SCUDAMORE ROAD LEICESTER, LE3 1UJ</b>	
Project Type	
Drawing Title/Stage <b>EXISTING LAYOUT</b>	
Scale 1:500(A3)	Date FEB 2021
Drawing Number 19-21-E-10	Drawn by CAD
LOD & Approved Date	Drawn by ECEM U.
Site Area sqft	Building Area sqft
	Glaze Area sqft
<small>This drawing is copyright. Contractors must check all dimensions on site, working only from grid and figured dimensions. Any discrepancies are to be reported before commencement of work.</small>	



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Drawing Revisions	
Central England Co-operative	
Central House, Holmes Road, Litchfield, Staffordshire, WS15 8RH Tel: 01543 414140	
Site Address <b>FOOD DISTRIBUTION CENTRE SCUDAMORE ROAD LEICESTER, LE3 1UJ</b>	
Project Type	
Drawing Title/Stage <b>EXISTING LAYOUT FIRST FLOOR OFFICES</b>	
Scale AS SHOWN	Date FEB 2021
Drawing Number 15-021-E-10	Drawn by CAD
Issued & Approved Date	Drawn by ECEM U.
Site Area sqft	Block-up Area sqft
	Glaze Area sqft
<small>This drawing is copyright. Contractors must check all dimensions on site, working only from grid and figured dimensions. Any discrepancies are to be reported before commencement of work.</small>	

## **CONTACT:**

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### **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