



For Sale / To Let

Industrial Unit With Dual Frontage

4 Burgess Road + Leicester + LE2 8QL



8,993 Sq Ft

£825,000 for the Freehold
£55,000 per annum



**Flexible
industrial
accommodation**



**Forecourt
parking /
loading**



**Dual frontage
(Burgess Road /
Cyprus Road)**



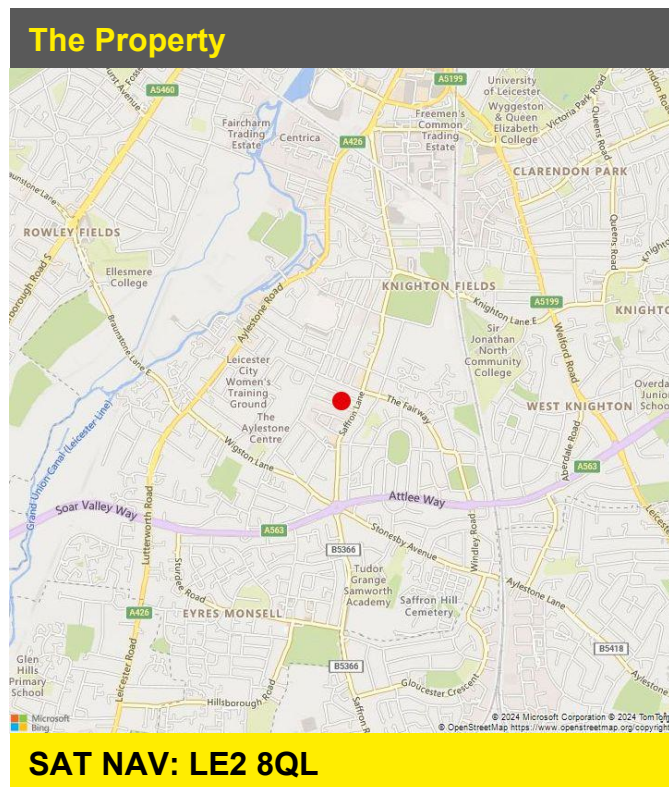
**Newly installed
roof**



Location

The property is situated on Burgess Road, Leicester, located approx. 3 miles from Leicester City Centre and within the close proximity to the Outer Ring Road (A563) within a mixed industrial and residential location.

The site has frontage from both Burgess Road and Cyprus Road with recent developments in the area including three storey residential accommodation immediately adjacent.



Rating Assessment

Rateable Value (2023): £24,500
U.B.R (2025/2026): £0.555
Est. Rates Payable (2025/2026): £13,597.50

Energy Performance Certificate

A copy is available upon request.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
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Description

An industrial unit built around a mixture of north light steel truss construction, across multiple bays, with newly installed insulated profile sheet roof over, incorporating translucent roof lights.

In recent years the property has been extended to provide trade counter/showroom to the front elevation, fitted with suspended ceilings, inset LED lighting and gas fired heating. Solid floors are throughout, with an internal eaves height of 2.9 metres, strip lighting and 3 phase electrics.

Loading and parking is facilitated over a secure yard with level roller shutter access to the front elevation.

The surrounding area is characterised as a mixture of industrial and residential accommodation, including a recent three storey development North West of the site. Consequently, the property may be suitable for residential development, subject to planning.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Industrial + Trade Counter	8,993	835.4
TOTAL	8,993	835.4

Terms

The Freehold of the property is available with full vacant possession at a price in the region of **£825,000**.

The Leasehold of the property is available for a period of years to be agreed at an initial rent of **£55,000 per annum exc.**

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

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