



**For Sale**

**Industrial investment. Prime location.**

Unit V2 + Winchester Avenue + Blaby  
Leicester + LE8 4GZ



**17,530 Sq Ft**

**Price guide £2,000,000**

**Warehouse with  
expansion  
potential**

**5.4 % initial  
yield. 6.8% off  
ERV.**

**Passing rent  
£113,965 pa  
(£6.50 psf)**

**Strong A rated  
Tenant**

**Low capital  
Value £114 psf**

**ERV £144,623  
pa £8.25 psf**





## Location

The premises are situated on the Blaby Industrial Estate, approximately 4 miles south-west of Leicester City Centre and approximately 2 miles south-east of the M1/M69 intersection.

The premises are prominently situated on the estate entrance, with an extensive road frontage.

The Winchester Avenue Estate was developed in the 1980's and remains one of Leicester's highly sought-after locations for commercial property.

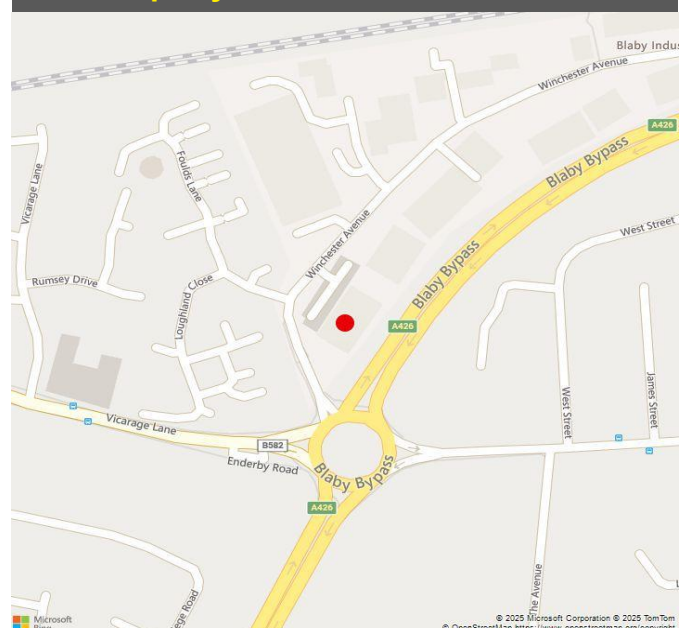
## Rating Assessment

Rateable Value (2023)	£83,500
U.B.R 2025/2026	£0.555

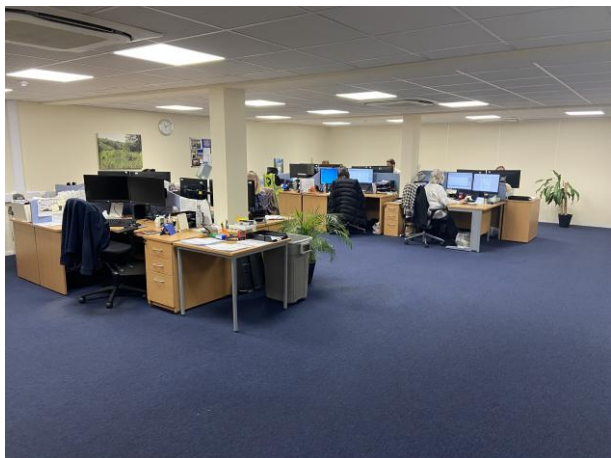
Rating information is for guidance purposes only.



## The Property



**SAT NAV: LE8 4GZ**



## Description

The property comprises a prominent detached warehouse and office premises, with large yard, expansion land (approx 5,000 sq ft) and car parking.

Offices are arranged over ground and first floor level, providing a mixture of open plan and cellular arrangements, plus meeting rooms and ancillary accommodation (canteens, WCs, etc). They are finished to a high standard and include LED lighting, alarm, and air-conditioning. The Tenant has additionally extended the offices (via a licence for alterations).

The main warehouse provides a large area of unencumbered production/warehousing space, with internal clearance ranging from approximately 6.7m. to 8.3m.

Loading is accessible to large articulated vehicles off a concreted service yard, with 2 full-height sectional loading doors.



## Landlord's Accommodation (GIA)

DESCRIPTION	SIZE (sq.ft.)	SIZE (sq.m.)
GF Warehouse	12,234	1,136.5
GF Offices	2,304	214
First Floor Offices	2,992	278
<b>TOTAL</b>	<b>17,530</b>	<b>1,628.5</b>

## Tenant's Alterations

The Tenant has extended the offices, subject to a Licence with reinstatement provisions.

## Energy Performance Certificate

Energy Rating B.



## Tenant Information

The freehold is subject to a strong covenant Tenant with turnover (2024) over £200M, Risk Score 77, Internatioin Score A.

Further information is available upon request.

## Lease

The Lease is from 28th November 2023 to 27th November 2028 subject to a tenant break 28<sup>th</sup> November 2026. The passing rent of £113,965 pa (£6.50 psf). ERV is £144,565 pa (£8.25 psf). The Lease is FR&I with a schedule of condition from the tenant's first lease taken 2015.

The Tenant has indicated their intent to stay in the premises beyond the current term, as the premises satisfies their long-term requirement.

## Guide Price

The freehold is guided at **£2,000,000**. VAT is not charged. This capital value equates to **£114.09 psf**

After deduction of stamp duty, plus professional costs of 1.75% the net initial yield is **5.4%**, rising to **6.8%** based on ERV of **£8.25 psf**

## 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.

## Viewing

Strictly by appointment with the sole agent

**Kelvin Wilson**  
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