



READINGS

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- **Vacant Possession**
- **Ideal for Trade Counter**
- **Established Industrial Estate**
- **New Roof Installed**



£560,000

40 Kenilworth Drive, Leicester, Leicestershire, LE2 5LG

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Readings Property Group are pleased to bring to market a rare opportunity to purchase a commercial premises in Oadby Industrial Estate. Previously occupied by an engineering firm, the site is located prominently on Kenilworth Drive and has a large yard for loading and recently had new roof coverings fitted. The property will be offered with vacant possession and is ideal for either an owner occupier or Investor.

Location

The property is located in Oadby Industrial Estate, a well-established commercial estate, located approx. 4 miles south of Leicester City Centre and positioned immediately off the A6, Oadby Ind Est is a popular trading location given its proximity to Leicester's Outer Ring Road (A563), Oadby & Wigston town centres.

Description

The subject property comprises a part two storey and single storey detached industrial unit of brick construction, with the front elevation being two storey and providing office accommodation on the upper floor with UPVC double glazed units fitted throughout. The single storey workshop which is accessed via the loading bay and main entrance is covered by a pitched roof that has had new roof coverings fitted in the past 12 months. Internally the ground floor consists of a reception, office, main workshop area, with two further manufacturing areas to the rear. The internal height clearance varied in different sections of the workshop with the lowest at 2.7m and highest at 6m.

Accommodation

The Property is arranged mainly on the ground floor, with the exception of the front two storey elevation.

Ground Floor Workshop & Store
573.7 sqm (6,175 sqft)

First Floor Office
45.2 sqm (486 sqft)

Total Gross Internal Area
618.9 sqm (6,661 sqft)

Terms

The freehold is offered at £560,000.

Rating

Rateable value £25,000

Rates payable 2025/26: £TBC

Prospective occupiers are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

Energy Rating - TBC

VAT

We understand VAT is not applicable.

Services

Mains Water, Gas & Electric are available.

Legal Costs

Each party to pay for their own costs

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition) and ISVA code of measuring practice.