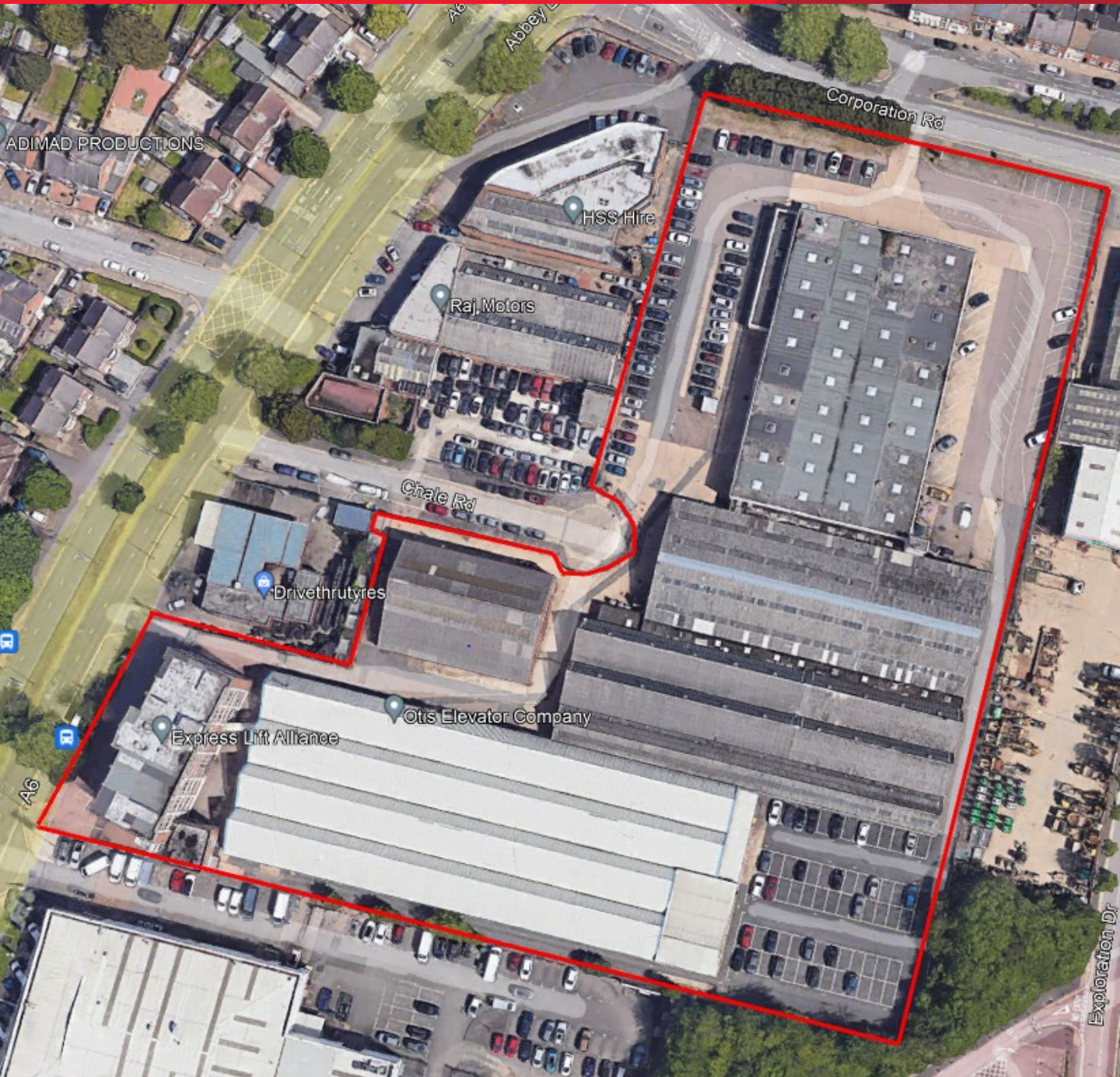




FOR SALE

**4.78 acres (1.94ha) Prime Freehold
Redevelopment Opportunity**

Abbey Lane Leicester LE4 5QX



FOR SALE

Abbey Lane, Leicester LE4 5QX

4.78 acres (1.94 Hectares)

For more information, please contact:

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Abbey Lane Leicester LE4 5QX

Location

The subject site is located on A6 (Abbey Lane), 1 mile north of Leicester City Centre and adjacent to the National Space Centre.

The A563, Leicester's inner city ring road, which leads directly to J21 M1 6 miles south, is 0.5 miles to the North affording excellent connectivity to the local highway and national motorway networks

The subject site is located in a prime mixed commercial area, with nearby residential on the fringe of Leicester City Centre which lies only 1 mile to the south.

The National Space Centre and Space Park Leicester are close by. The surrounding environs are characterised by a combination of industrial, commercial and residential property.

Description

Extending to 4.78 acres (1.94 ha) the site has been used for elevator manufacture and storage with office and ancillary uses. Access is from Abbey Lane, Corporation Road and Chale Road.

Accommodation

Building	Sq. ft	Sq. M
Office	19,500	1,811
Warehouse / Office	33,750	3,135
Warehouse	7,232	672
Warehouse	31,145	2,893
Warehouse	12,400	1,152
TOTAL Approx. Gross Internal Area	104,027	9,663

Planning

The site is situated within the Abbey Ward of Leicester. The Leicester Core Strategy of 2014, Policies CS4 identifies the site within a Strategic Regeneration area and may include employment and residential uses. Policy CS10 identifies as being suitable for employment opportunities.

Interested parties should seek their own advice on planning status of the site

Tenure

The site is to be sold freehold. The vendor may require a short leaseback on the premises to facilitate relocation from the site.

Site & Technical Information

Access to technical information is contained in a data room. Details of the data room will be released upon request.

Viewings

A series of viewing dates will be established. Should you wish to view please let us know at your earliest convenience

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Anti Money Laundering

Acceptance of any offer will be subject to a satisfactory anti money laundering check and proof of funding.

All Enquiries

For further information please contact:

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**CUSHMAN &
WAKEFIELD**

FOR SALE

**4.78 acres (1.94ha) Prime Freehold
Redevelopment Opportunity**

Abbey Lane Leicester LE4 5QX

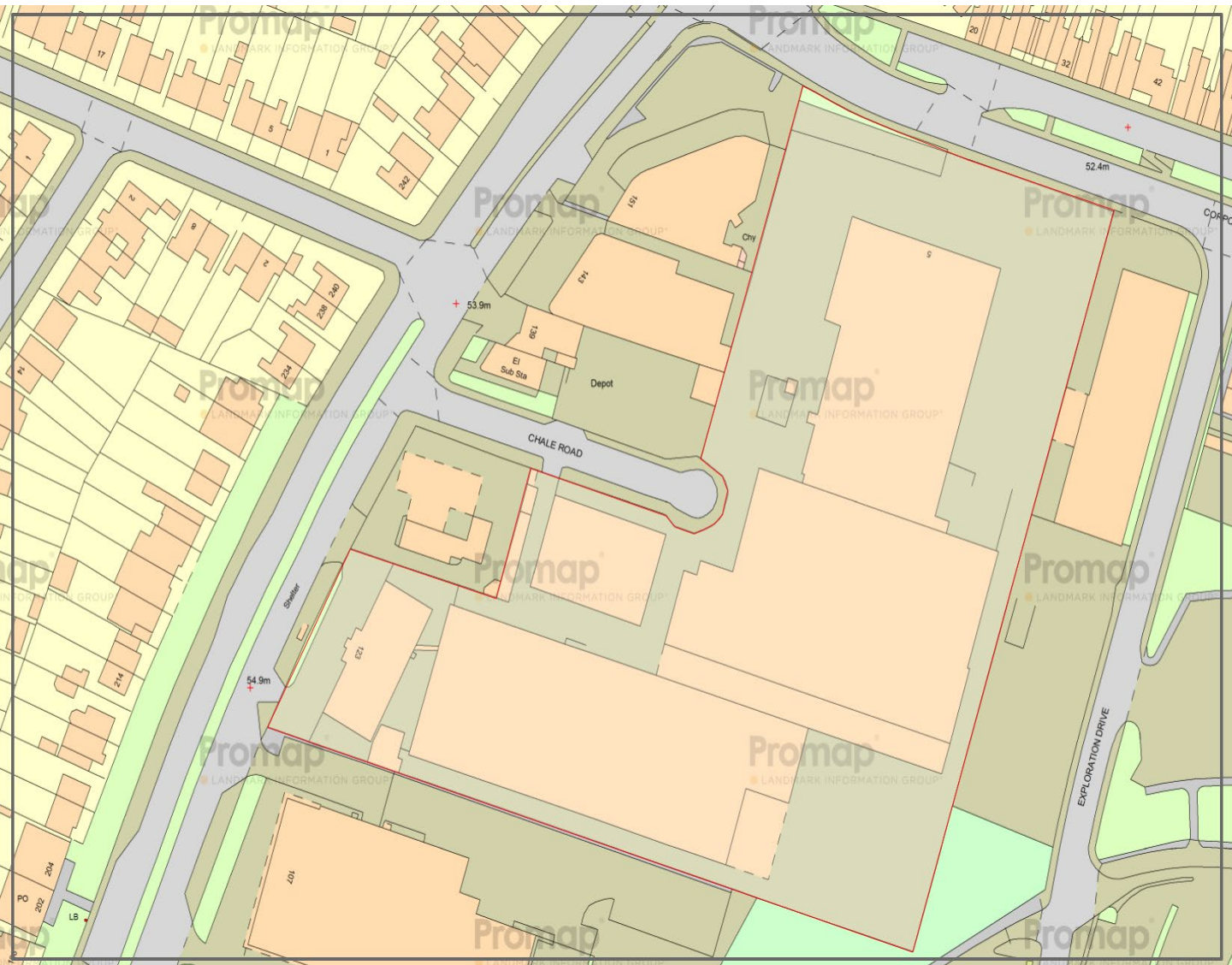


Image for illustration only



**CUSHMAN &
WAKEFIELD**

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**4.78 acres (1.94ha) Prime Freehold
Redevelopment Opportunity**

Abbey Lane Leicester LE4 5QX



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