

## Open Storage Land

- **Site Area: 1.28 Acres (0.52 Hectares)**
- **Potential for development (STP)**
- **In close proximity to the city centre, mainline railway station and the inner ring road system**
- **Guide Price: £1.2M+**

For enquiries and viewings please contact:



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**Land At Murray Street, Leicester, Leicestershire LE2 0AT**

## Location

The site is situated immediately adjacent to the mainline railway track, to the north east of Leicester's main railway station, within an industrial area on the western periphery of Highfields in Leicester. The site is accessed via Humberstone Road (A47) via Kent Street which links in with Murray Street and Beal Street. The site has the benefit of being in close proximity to Leicester's main shopping centre some 3/4 of a mile to the east of the city centre. The main A47 links in with Leicester's inner ring road system which provides direct access around the city centre and further connects to the motorway networks, J21 of the M1/M69.

## Description

The site comprises a fairly regular rectangular shaped, level site, that is securely gated and fenced with tarmacadam, concrete and granite surfaces. The site benefits from a return frontage, albeit the current access onto the site is shared.

## Accommodation

	Hectares	Acres
Site area	0.52	1.28
<b>Total</b>	<b>0.52</b>	<b>1.28</b>

## Planning

Interested parties are advised to speak with the Local Planning Authority, Leicester City Council on 0116 454 1000.

## Tenure

The freehold interest is available to purchase with vacant possession.

## Price

£1.2M+

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party is to bear their own legal costs incurred.

## Viewing

Viewings are by appointment with Innes England or our joint agent: Allsop Tel: 0207 344 2614.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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