



**28-32 Albion Street, Anstey, Leicester, Leicestershire LE7 7DD**

## **A Substantial Industrial Premises**

- ▶ **Total GIA: 16,513 sq ft (1534.10 sq m)**
- ▶ **Providing flexible production accommodation**
- ▶ **Rare freehold opportunity**
- ▶ **£1,200,000**

For enquiries and viewings please contact:



**Joe Reilly**  
07989 434162  
[jreilly@innes-england.com](mailto:jreilly@innes-england.com)



**Dillhan Sharma**  
0116 255 5455  
[dsharma@innes-england.com](mailto:dsharma@innes-england.com)

## Location

Anstey is a popular Village lying some 5 miles to the north-west of Leicester City Centre, having a traditional Retail Centre around The Nook with, historically, industry located nearby and surrounded by housing. It had a population at the 2011 census of 6,528, although this is understood to have grown significantly since that time.

In recent years the nature of Anstey has changed somewhat as a number of the industrial buildings have been demolished and redeveloped for residential purposes. Anstey is readily accessible, lying close to the A50 trunk road and the A46 Leicester Western Bypass. These two roads provide easy access to the National Motorway Network and Leicester City Centre.

Within Anstey, the subject property occupies a prominent position on the south side of Albion Street, lying some 500m north of The Village Centre. Albion Street is predominantly residential in nature, although at the point where the subject property is positioned there are a number of other commercial buildings situated adjacent.

## Description

The subject property comprises a detached single-storey industrial premises together with a separate two-storey office building with workshop accommodation below.

The main industrial building has been constructed in 4 main sections having been suitably extended over time. The original building lies to the front of the site and is of brick construction beneath a pitched roof supported on light steel trusses, incorporating a frontage office block of two-storey brick construction under a flat roof. Immediately beyond this, is an extension of similar brick construction beneath a pitched steel trussed roof, with translucent roof lights. To the side of this, is a modern extension of steel portal frame construction with lower-level brick and blockwork walls surmounted by insulated profile sheet cladding to the upper elevations and roof. To the rear and interconnected to the latter two extensions, is a further extension of brick construction beneath a flat asphalt covered roof.

Internally, the accommodation has a solid concrete floor throughout and generally provides clear and unencumbered flexible factory accommodation. The eaves heights to the under of the haunch ranges from 2.3m in the older parts to 4.3m in the modern extension. Welfare and office facilities are provided in the original front building. Heating is facilitated by a number of suspended warm air gas fired blowers. Loading is provided in the main by way of an electric roller shutter door in the front elevation of the modern extension and supplemented by a wooden loading bay in the side of the original building.

In addition to the main industrial premises, there is a two-storey building of brick construction beneath a pitched tiled roof. This element has been configured to provide self-contained office accommodation on the first floor with workshop accommodation on the ground floor. The workshop accommodation provides 3 good height loading bays.

## Accommodation

	Sq M	Sq Ft
Main Factory	1,344.57	14,473
Separate Two-Storey Building	189.53	2,040
<b>Total</b>	<b>1,534.10</b>	<b>16,513</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## Tenure

The property is available to purchase on a freehold basis with vacant possession.

## Business Rates

The Premises has the following rateable values:

28 Albion Street, Anstey - £42,250

32 Albion Street, Anstey - £6,900

Ground Floor Workshop, 32 Albion Street, Anstey - £10,500

## Price

£1,200,000

## VAT

All figures quoted are exclusive of VAT, if applicable.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

A copy of the EPCs can be provided upon request from the agents.

## Viewings

Viewings are by appointment with sole agents Innes England

## 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.

Date Produced: 06-Mar-2024



