

PBSA INVESTMENT

FOR SALE

# The Nest purpose-built student accommodation

61 beds total

48 clusters bedrooms

13 studio apartments

Fully fitted kitchens with dishwashers

On-site laundry

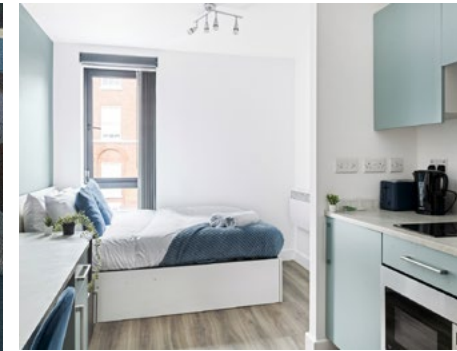
Landscaped courtyard

Prime Leicester city centre location

Fully let for the 2024-2025 academic year



**The Nest**  
Marble Street  
Leicester  
LE1 5XD



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fhp-studentliving



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# Leicester: Thriving Multicultural and Economic Hub of the East Midlands

With a history dating to Roman times, Leicester is a vibrant city known for its rich cultural heritage, strong economy, and thriving student population. Narborough Road, one of Europe's most multicultural streets, reflects the city's diversity, while large-scale celebrations such as Diwali and the Caribbean Carnival attract thousands of visitors annually.

Leicester and Leicestershire is the largest economy in the East Midlands, with a GVA of £25.9 billion in 2023. The city's fortunes are built on manufacturing, logistics, life sciences, and emerging space and low-carbon technologies.

Home to global brands including Next, Walkers, Triumph, Caterpillar, and Santander, the city also remains a key centre of the UK clothing industry. Its strategic location and excellent transport links, including proximity to major motorways and rail networks, further enhance its appeal.

Leicester also boasts a world-class sporting heritage. Leicester City Football Club's historic 2016 Premier League win captured global attention, while the Leicester Tigers rugby team and Leicestershire County Cricket Club add to the city's strong sporting identity.

With continued investments in the city centre, transport, infrastructure, education, and business, Leicester stands out as one of the UK's most exciting and resilient cities for students, businesses, and investors alike.



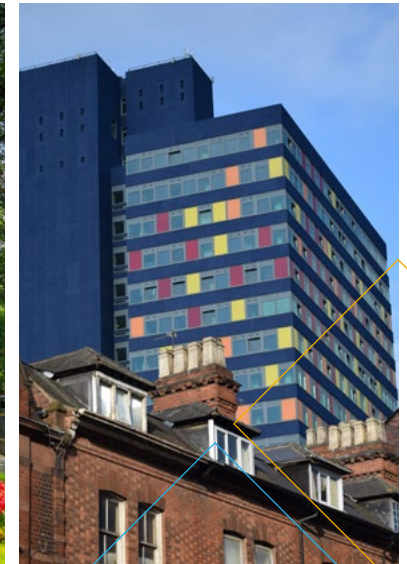


# Leicester's Student Economy

Leicester is a major centre for higher education, being home to De Montfort University and the University of Leicester. Together, these institutions attract over 40,000 students from across the UK and internationally, contributing significantly to Leicester's economic growth and rental demand.

The University of Leicester, a top 30 research-intensive institution, supports thousands of jobs and drives innovation in fields such as space science, medicine, and engineering. Meanwhile, De Montfort University is a leader in creative industries, business, and technology. The financial impact of these universities extends far beyond their campuses, supporting local businesses, attracting international investment, and generating significant rental demand in Leicester's thriving student accommodation market.

With a growing student population, reasonable property prices compared to UK averages, strong transport links, and ongoing commitments to infrastructure projects, Leicester remains one of the most attractive locations in the UK for student property investment.

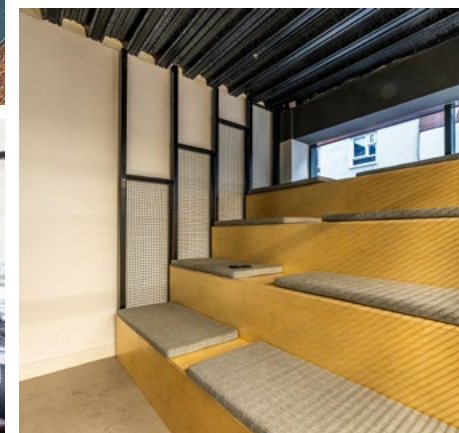
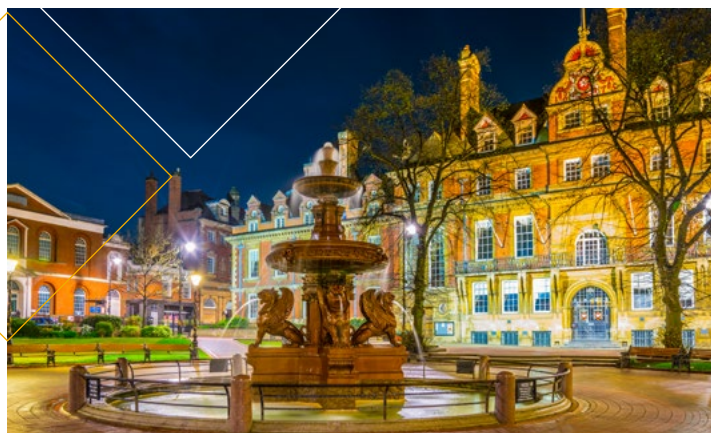
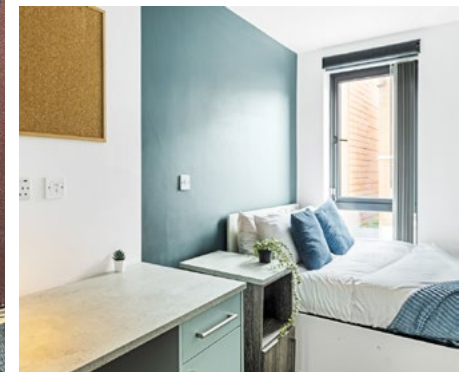
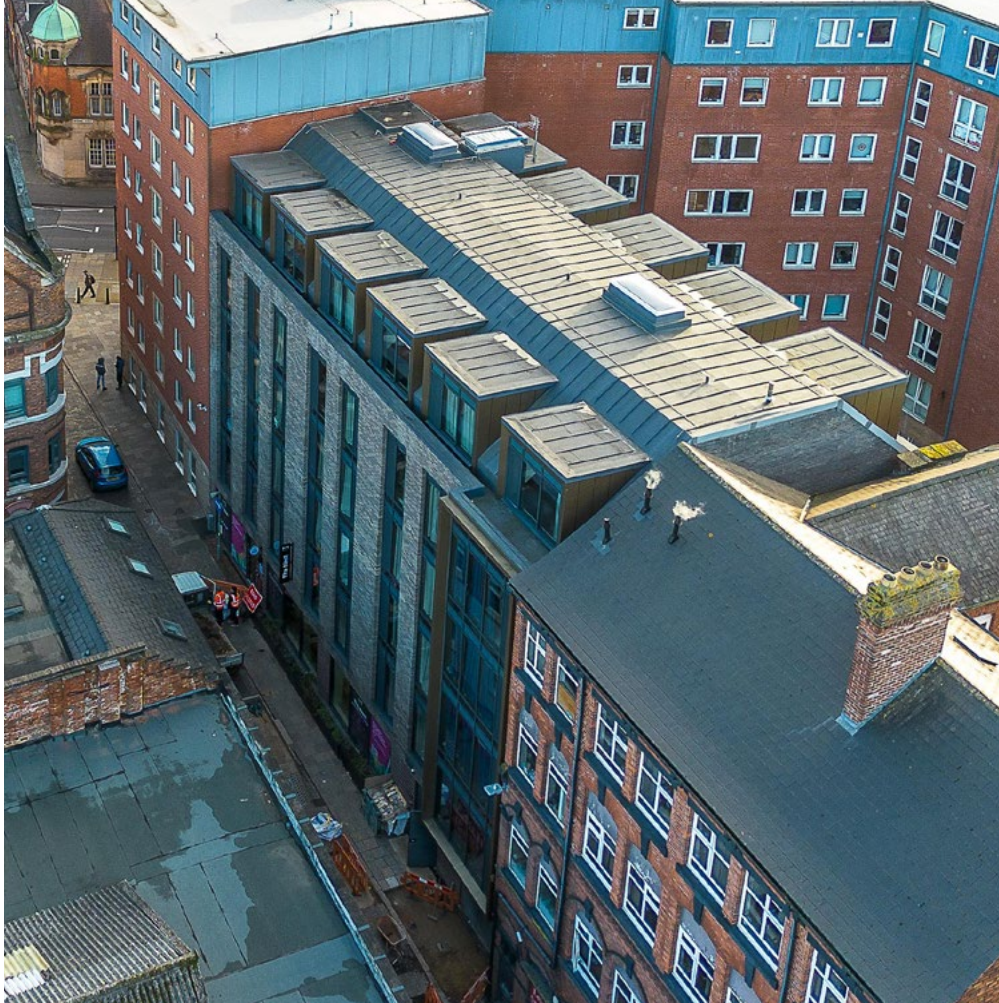




# A prime opportunity

The Nest is a high-quality, newly built Purpose-Built Student Accommodation (PBSA) asset comprising 61 beds, with a mix of 13 studios and 48 cluster beds. Fully let for the 2024/25 academic year, this investment presents a turnkey opportunity with immediate income security in a prime student location.

The property boasts modern amenities, including a cinema room, high-speed Wi-Fi, fully fitted kitchens with dishwashers, on-site laundry, 24-hour security, and a landscaped courtyard, ensuring strong tenant demand and long-term rental resilience.







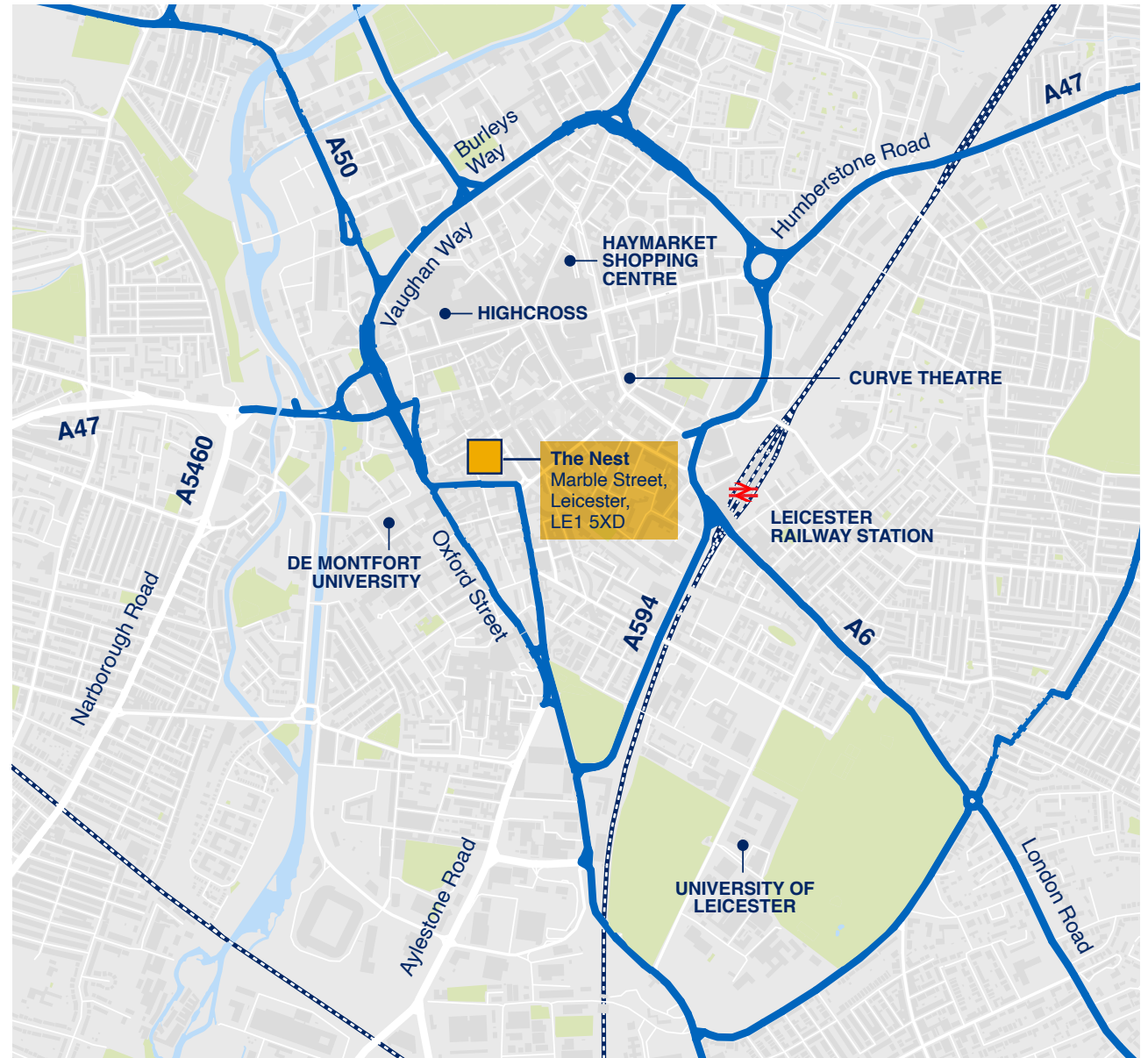
## Well-connected location

Located on Marble Street in Leicester, LE1 5XD, The Nest offers an ultra-prime location within the heart of the city centre. Just 0.2 miles (a 5-minute walk) from De Montfort University, the University of Leicester is also located just 1.2 miles away (a 20-25 minute walk).

Leicester Train Station is 0.7 miles from the site, a 15-minute walk, as is St Margaret's bus station, providing regional and national transport links.

Located within the city centre, the surrounding area offers a wealth of convenient amenities, including the Highcross and Haymarket shopping centres, plus a range of supermarkets, cafés, restaurants, and takeaways.

The city boasts a vibrant cultural scene. Attractions such as the Curve Theatre, Leicester Cathedral, the King Richard III Visitor Centre, the O2, and De Montfort Hall, are also within easy walk.







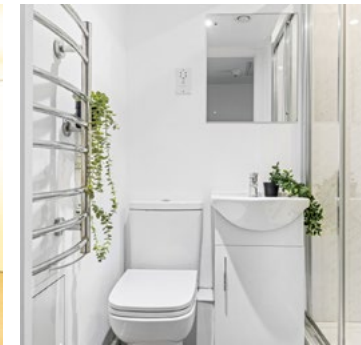
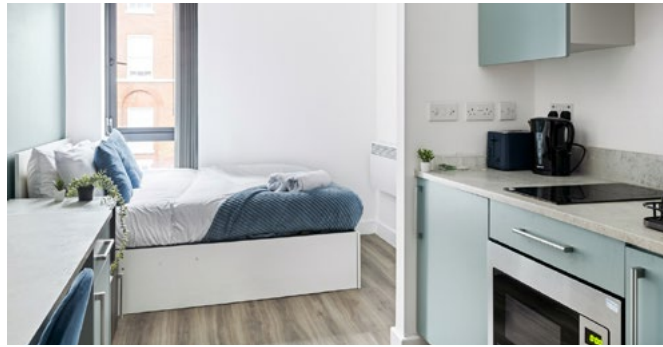
The accommodation consists of 48 cluster bedrooms and 13 studio apartments.

The cluster rooms are part of 4 x 13 bedroom apartments, with the first four floors occupied by the cluster rooms. Each cluster room is an en-suite room, with double bed, desk and wardrobe. Each of the first four floors has a large shared kitchen living and dining room with significant amenities for the tenants.

Each floor is compartmentalised in the centre with a fire corridor.

The 5th floor contains all the studio apartments, between 19 and 23 sq m, fitted with kitchenettes and en-suites.

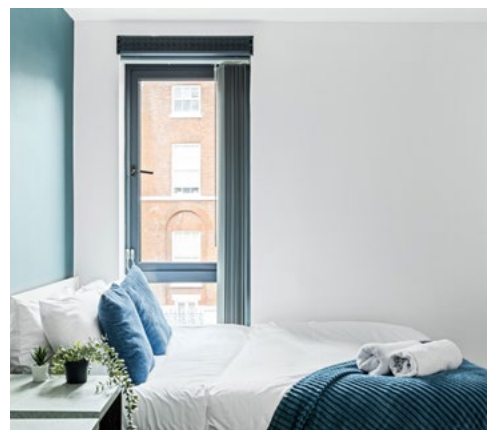
The building is a piled foundation with a steel podium and light weight steel frame on top. The facade is traditional brick at the front and render at the rear.













# Investment summary

61 beds total

48 clusters bedrooms

13 studio apartments

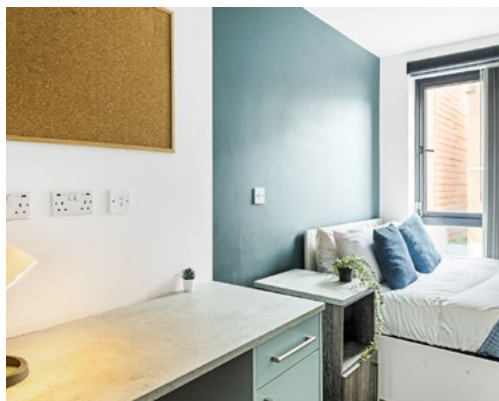
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## Rental income

The building is let for the 24/25 academic year producing **£493,648** / £8,093 per bed per annum

Operating and management costs are estimated at **£118,750** / £1946 per bed per annum

This provides an estimated net annual income of **£374,898** / £6146 per bed per annum

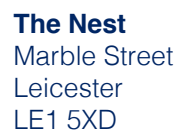
## Proposal

The vendors are seeking offers on an off market basis, over **£6.5 million** / £98,360 per bed.

## Estimated yield

Net	6.25%
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**Floor Plan Details:**

- Visual Amenty Garden:** Large outdoor area at the top center.
- Cycle Store:** Located at the top right, with a list of cycle numbers (1-19).
- BM Store:** Located at the bottom right, with a list of BM numbers (1-19).
- Meeting and Lounge Areas:**
  - 01-004: Lounge (1,000 sq ft)
  - 01-007: Lounge (1,000 sq ft)
  - 01-008: Lounge (1,000 sq ft)
  - 01-009: Lounge (1,000 sq ft)
  - 01-010: Lounge (1,000 sq ft)
  - 01-011: Lounge (1,000 sq ft)
  - 01-012: Lounge (1,000 sq ft)
  - 01-013: Lounge (1,000 sq ft)
  - 01-014: Lounge (1,000 sq ft)
  - 01-015: Lounge (1,000 sq ft)
  - 01-016: Lounge (1,000 sq ft)
  - 01-017: Lounge (1,000 sq ft)
  - 01-018: Lounge (1,000 sq ft)
  - 01-019: Lounge (1,000 sq ft)
- Other Rooms:**
  - 01-001: Lounge (1,000 sq ft)
  - 01-002: Lounge (1,000 sq ft)
  - 01-003: Lounge (1,000 sq ft)
  - 01-005: Lounge (1,000 sq ft)
  - 01-006: Lounge (1,000 sq ft)
  - 01-008: Lounge (1,000 sq ft)
  - 01-009: Lounge (1,000 sq ft)
  - 01-010: Lounge (1,000 sq ft)
  - 01-011: Lounge (1,000 sq ft)
  - 01-012: Lounge (1,000 sq ft)
  - 01-013: Lounge (1,000 sq ft)
  - 01-014: Lounge (1,000 sq ft)
  - 01-015: Lounge (1,000 sq ft)
  - 01-016: Lounge (1,000 sq ft)
  - 01-017: Lounge (1,000 sq ft)
  - 01-018: Lounge (1,000 sq ft)
  - 01-019: Lounge (1,000 sq ft)

[illegible]

The floor plan of the second floor is organized as follows:

- Top Row (Classrooms):** 02-013 Classroom (12.000 sq. ft.), 02-014 Classroom (12.000 sq. ft.), 02-015 Classroom (12.000 sq. ft.), 02-016 Classroom (12.000 sq. ft.), 02-017 Classroom (12.000 sq. ft.).
- Second Row (Classrooms):** 02-001 Classroom (12.000 sq. ft.), 02-002 Classroom (12.000 sq. ft.), 02-003 Classroom (12.000 sq. ft.), 02-004 Classroom (12.000 sq. ft.), 02-005 Classroom (12.000 sq. ft.), 02-006 Classroom (12.000 sq. ft.), 02-007 Classroom (12.000 sq. ft.).
- Central Corridor:** 02-011 Restroom/Storage Corridor (11.000 sq. ft.), 02-004 Restroom/Storage Corridor (12.000 sq. ft.).
- Right Side:** 02-018 Lounge (12.000 sq. ft.), 02-019 Lecture Hall (12.000 sq. ft.).
- Left Side:** Staircase, 02-008 Restroom (12.000 sq. ft.), 02-009 Restroom (12.000 sq. ft.).

02-011 Staircase  
11.00 sq ft

02-012 Rest Area  
11.00 sq ft

02-001 Classroom  
11.00 sq ft

02-002 Classroom  
11.00 sq ft

02-003 Classroom  
11.00 sq ft

02-004 Classroom  
11.00 sq ft

02-005 Classroom  
11.00 sq ft

02-006 Classroom  
11.00 sq ft

02-007 Classroom  
11.00 sq ft

02-008 Classroom  
11.00 sq ft

02-009 Lecture Hall  
11.00 sq ft

02-010 Corridor  
11.00 sq ft

02-013 Classroom  
11.00 sq ft

02-014 Classroom  
11.00 sq ft

02-015 Classroom  
11.00 sq ft

02-016 Classroom  
11.00 sq ft

02-017 Lecture Hall  
11.00 sq ft

02-018 Open Area  
11.00 sq ft

02-019 Rest Area  
11.00 sq ft

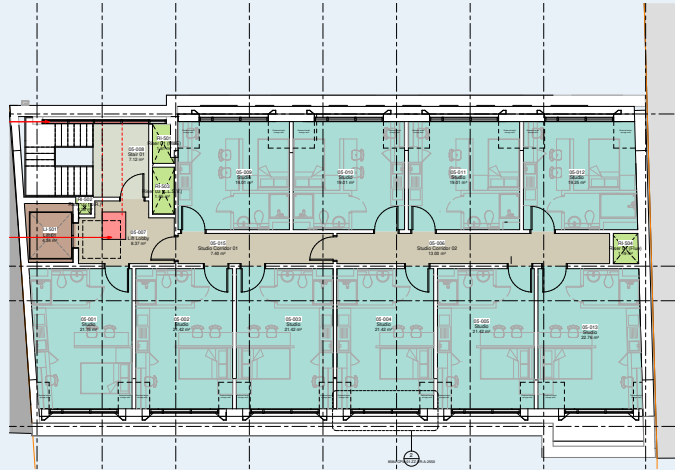






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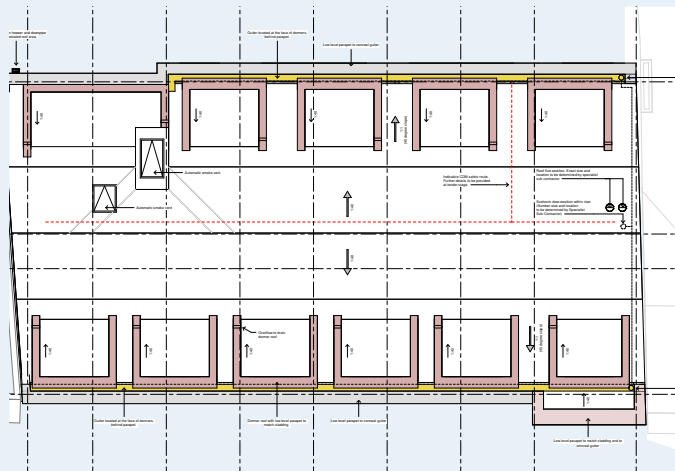
## Fourth floor



## Rear elevation



## Roof



## Front elevation







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## Further information

For further information or to arrange a viewing please contact the agents below:

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02/2025



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