

FOR SALE - INDUSTRIAL/WAREHOUSE PREMISES

4 OLD STATION CLOSE

Shepshed, Leicestershire, LE12 9NJ



Key Highlights

- Popular established industrial/trade counter location.
- Within 1 mile of J23, M1.
- Planning consent for industrial and warehouse use.
- Total GIA 844.66 sq m (9,092 sq ft).
- Two separate detached units on a securely gated site.
- Available Freehold with vacant possession upon completion.

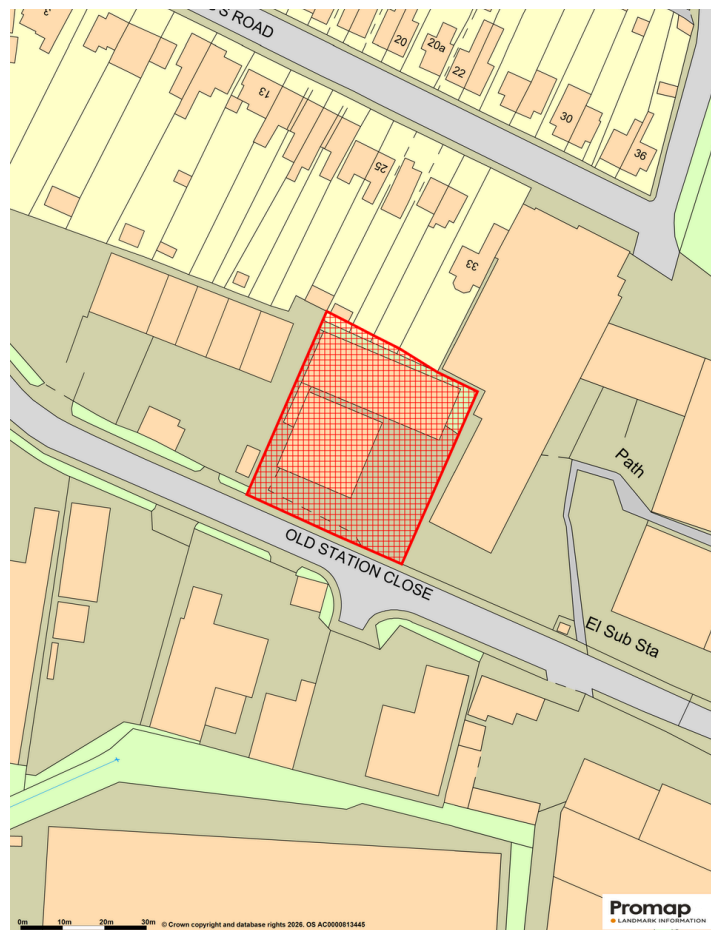
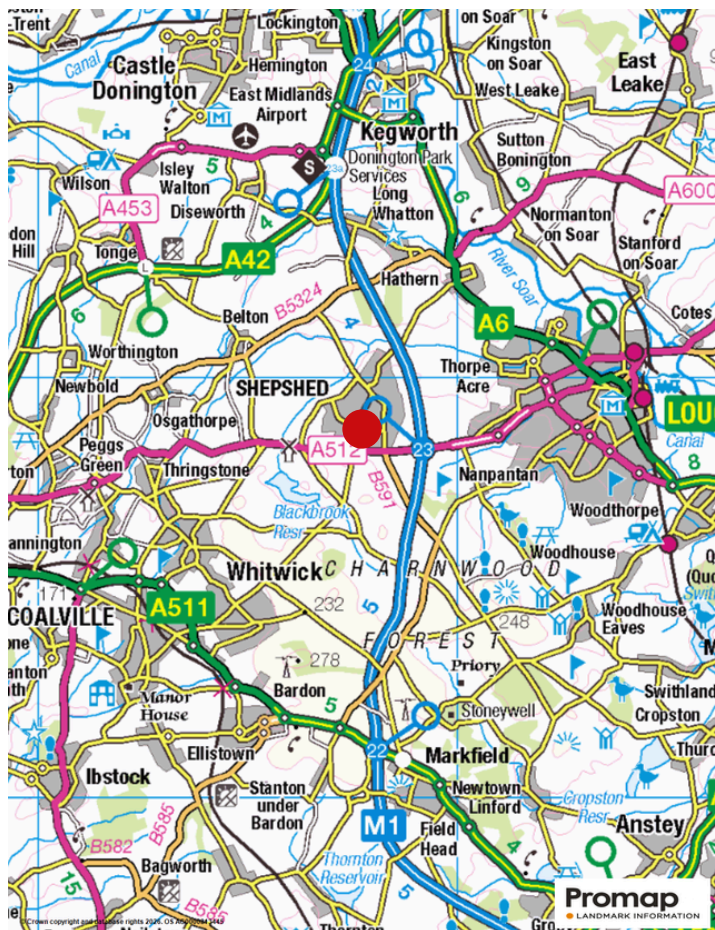


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LOCATION

Shepshed is a Market Town within the Charnwood district of Leicestershire with a population of approximately 15,000 people. It occupies a good strategic location being within 1 mile of J23, M1 making it easily accessible from the nearby cities of Leicester, Nottingham, and Derby. Loughborough also lies approximately 5 miles to the east.

The property occupies an established industrial and trade counter location on the north side of Old Station Close, which lies off Charnwood Road, close to its junction with Ashby Road (A512) which provides excellent links to J23 of the M1 and J13 of the A42/AM42 at Ashby-de-la-Zouch.

Nearby occupiers include Screwfix, Travis Perkins, Tyrex, Winstar Building Products and deVOL Kitchens.

DESCRIPTION

The property comprises two detached industrial/warehouse units occupying a self-contained secure site.

The front unit (known as Prospect House) currently has the benefit of planning consent for the sales of household goods and sundries to members only and not the general public. We estimate that the unit dates from around the 1950s and is of steel portal frame construction with brick/concrete block elevations beneath a pitched asbestos cement sheet covered roof. It provides a large industrial/warehouse with good office provision, stores, and welfare facilities.

The minimum eaves height is 4m, rising to 4.84m at the apex. The specification of the unit is good to include part air conditioning, suspended ceilings, and LED lighting to offices.

The rear unit provides more conventional warehouse space with an eaves height of 6.25m. The unit incorporates two storey office facilities, together with single storey ancillary kitchen and toilets within a single storey section to the side.

Externally, both units occupy a palisade securely fenced yard with concrete surface and ample car parking and loading areas.

ACCOMMODATION

We have appraised the property based on the floor area figures set out below, which we have measured on site. These are the Gross Internal Areas.

UNIT	FLOOR	SQ M	SQ FT
Front (Prospect House)	Ground	348.38	3,750
Rear	Ground	444.70	4,787
Rear	Mezzanine	51.58	555
Rear (Total)		496.28	5,342
TOTAL GIA		844.66	9,092

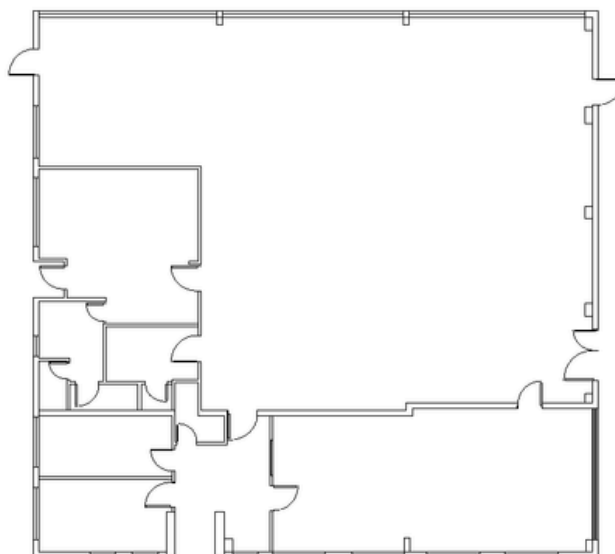
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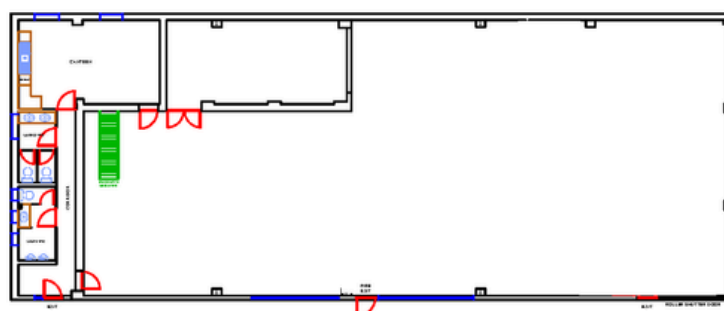
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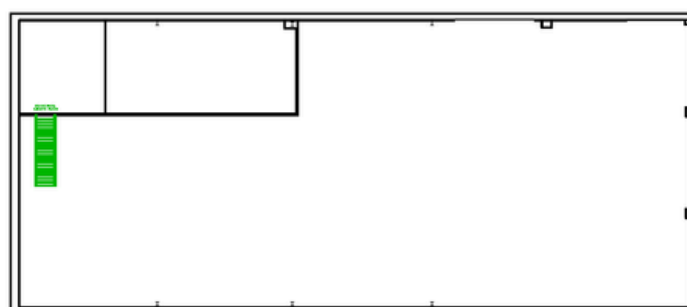
Front Unit



Rear Unit



FRONT OF BUILDING
GROUND FLOOR



MEZZANINE FLOOR

*For indicative purposes only, not to scale

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SERVICES

All mains services in terms of drainage, water, and electricity are connected to the property.

PLANNING

The property benefits from planning permission for B8 Warehouse and Distribution with ancillary Offices but the front warehouse also has consent for B2 General Industrial use.

Interested parties are advised to make their own enquiries of Charnwood Borough Council planning department.

EPC

Front Unit: B40

Rear Unit: B44

BUSINESS RATES

FRONT UNIT

Rateable Value: £19,000
Rates Payable (2025/2026): £9,481

REAR UNIT

Rateable Value: £25,000
Rates Payable (2025/2026): £12,475

TENURE

The property is available on a Freehold basis, with full vacant possession upon completion.

GUIDE PRICE

Offers are invited in excess of £950,000 for the Freehold interest.

VAT

VAT will not be applicable to this transaction.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

Each party are to be responsible for any legal costs incurred in this transaction.

VIEWINGS

Viewings are available by prior appointment with the Joint Sole Agents, Savills or Mather Jamie (01509 233 433).



CONTACTS

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