

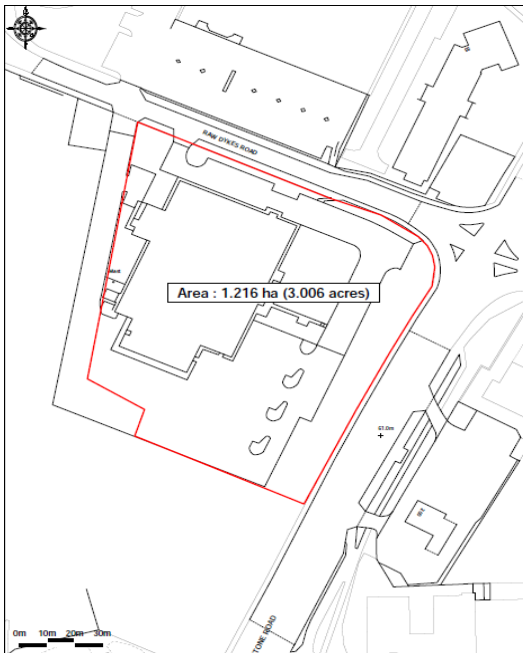


**CUSHMAN &
WAKEFIELD**

FOR SALE

Development Opportunity

E.ON, Raw Dykes Road, Leicester, LE2 7JY



3.006 acres (1.216 ha) gross

Property Highlights

- City centre development opportunity
- Suitable for redevelopment for a number of residential and employment uses subject to planning
- Located off the A426, an arterial route into Leicester city centre
- Freehold, with vacant possession

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Location

The Property is located on Raw Dykes Road, around a mile to the south of Leicester city centre. Leicester Railway Station is located just over a mile's walk to the north east of the Property, and is on the Midland Main Line, running between London St Pancras to Sheffield and Nottingham. The Property is predominantly surrounded by retail warehousing, general industrial uses and car dealerships, as well as the national grid.

The King Power Stadium, home to Leicester City Football Club is located in the immediate vicinity of the Property, with Leicester Tigers Rugby Club located around 0.5 miles walk to the north east. Leicestershire County Cricket Club is located around a mile to the south of the Property.

The University of Leicester is located around half a mile to the east, with the Leicester College Freeman Campus half a mile to the north east, and De Montfort University a similar distance to the north.

Leicester is situated 24 miles north east of Coventry via the M69 and 23 miles south of Nottingham via the M1. Junction 21 of the M1 Motorway lies approximately four miles south east of the Property, providing access to the national motorway network. East Midlands Airport is approximately 25 miles by road to the north west of Leicester.

Description

The Property has a total site area of approximately 3 acres (1.22 hectares) and is suitable for redevelopment for a number of residential and commercial uses, subject to planning. The site is relatively level, regular in shape, and is accessed off Raw Dykes Road.

The Property currently comprises a single storey building fitted out as office accommodation and is currently operated as a call centre. The building is of brick construction, surmounted by a flat roof, with parking areas to the front, rear and eastern elevations. The building comprises 2,418.89 sq. m. (26,034 sq. ft.).

Accommodation

	Acres	Hectares
Site Area	3.01	1.22
Existing Accommodation (NIA)	sq. m.	sq. ft.
Total NIA	2,418.89	26,034

Business Rates

Rateable Value £180,000 (2017)

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Tenure

Freehold.

EPC

Rating: F (131)

Planning

The established use of the site is Use Class E (Commercial, Business and Service).

The adopted Development Plan identifies the site within the City's Strategic Regeneration Area. It does not have a site-specific allocation and proposals for re-use and redevelopment will need to have regard to spatial and development management policies within the plan.

Business uses are supported in principle and residential use is supported where premises are deemed unsuitable for existing employment uses. The emerging plan supports the principle of hotel and residential uses on the adjacent LCFC football site.

The site is not located within any area of flood risk, Conservation Area or area of heritage value.

Interested parties are recommended to seek independent advice for any proposals from the Local Planning Authority.

Documents

Additional information is available on request. Please contact Cushman & Wakefield for access to the online data room.

Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield.

Important Notice

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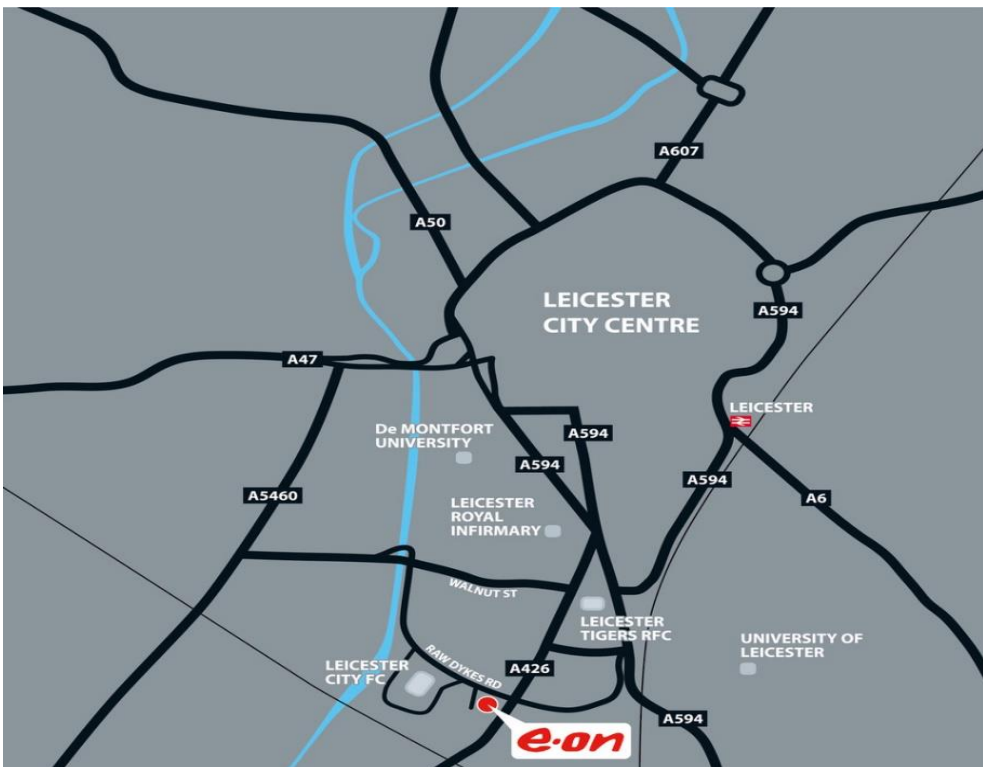


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Particulars prepared May 2021
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