

UNITS

7 | 17 | 19

HARAMEAD ROAD

LEICESTER LE12LH

CITY CENTRE
WAREHOUSE UNITS

Available May 2026

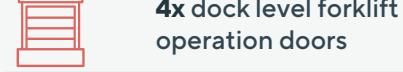
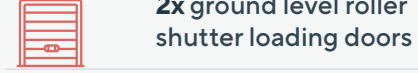
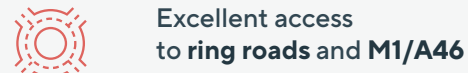
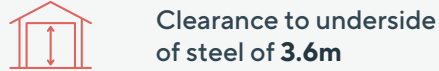
5,671.96 sq m
(61,053 sq ft)

TO LET



DESCRIPTION

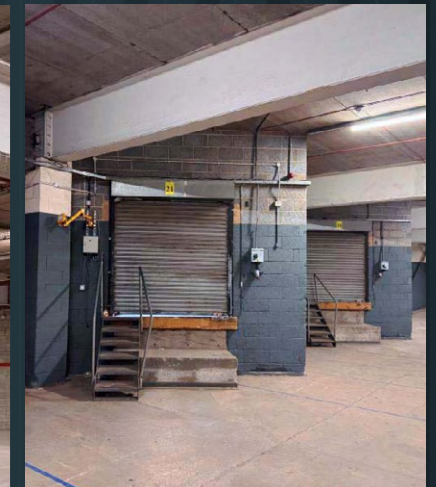
The units provide open plan warehouse space within the lower section of the building with column supports under steel frame construction, benefiting from:



The warehouse provided **excellent loading and unloading** alongside **open plan accommodation** which will suit a number of warehouse uses.

ACCOMMODATION

	SQ M	SQ FT	ASKING RENT
UNIT 7	1,541.99	16,598	£100,000
UNIT 17	2,169.27	23,350	£140,000
UNIT 19	1,934.98	20,925	£125,000
WHOLE	5,671.96	61,053	£355,000



TENURE

The units are available either individual or as a whole, by way of a new lease on terms to be agreed. The property will be held on an effective full repairing and insuring lease with contribution to maintenance of the exterior of the building.

RENT

UNIT 7

£100,000 (one hundred thousand pounds) per annum exclusive.

UNIT 17

£140,000 (one hundred and forty thousand pounds) per annum exclusive.

UNIT 19

£125,000 (one hundred and twenty five thousand pounds) per annum exclusive.

WHOLE

£355,000 (three hundred and fifty five thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority

City of Leicester

Period

From 1 April 2026

Rateable Value

The units are currently evaluated as part of a wider rating assessment. All interested parties are to contact City of Leicester Rating Department to satisfy themselves as to the rates liability.

LEICESTER LABOUR POOL

Leicester benefits from an employment pool which is characterised by a high diversity of skills, a strong manufacturing and public sector base, and a relatively young workforce. The city benefits from a lower than average Median weekly pay and a good labour pool to call upon.



MEDIAN WEEKLY PAY
£518



553,400
PEOPLE OF WORKING AGE



LARGEST ECONOMY
IN EAST MIDLANDS

14%
POPULATION GROWTH
WITHIN THE NEXT
10 YEARS HIGHER THAN
NATIONAL AVERAGE



UNITS ARE AVAILABLE
**INDIVIDUALLY
OR AS A WHOLE.**



CONNECTIVITY

HGV DRIVETIMES

DESTINATION	MILES	TIME
Nottingham	26	51
Derby	32	48
Birmingham	44	57
Manchester	106	2hr 18m
London	108	2hr 21m



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HARAMEAD ROAD

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CITY CENTRE WAREHOUSE UNITS

LOCATION

The premises are located on Haramead Road. Haramead Road offers excellent access to the A47 Humberstone Road which leads in to Leicester City Centre.

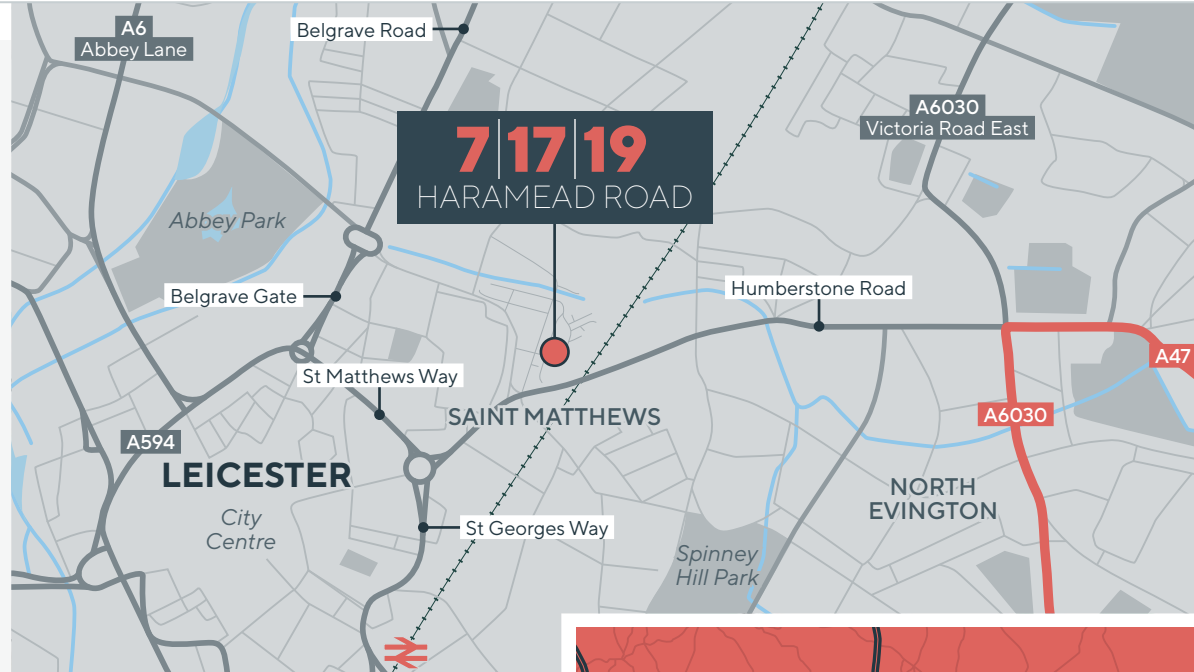
The premises offers superb access to Leicester City Centre, and then 2.5 miles from the outer ring road which give access to Junction 21 of the M1 Motorway, 5 miles approx and then to Junction 22, 9 miles approx.



WHAT3WORDS:
///vase.noise.vine



GOOGLE MAPS:
LE1 2LH



FURTHER INFORMATION

VAT

VAT will be charged on all rents and service charges.

SERVICE CHARGE

A service charge for communal areas will be based on a floor area split, per sq ft.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

UNIT	EPC	EXPIRY DATE
7 Haramead Road	B	20-Mar-34
17 Haramead Road	B	20-Mar-34
19 Haramead Road	B	20-Mar-34

PLANNING

We understand the premises have authorised planning consent under Class B8 (warehouse) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



CONTACT



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All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. Information on tenancy tenancies and possession is provided in good faith. We recommend prospective purchasers have the information verified by their solicitors prior to completion of any purchase/letting. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. Mather Jamie & Apb Property Consultants do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations. March 2026

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