



**FREEHOLD SALE**

**SYSTON MILL INDUSTRIAL ESTATE  
INVESTMENT FOR SALE**

**SIZE**

**38,556 SQ.FT COMPROMISED  
19.5 ACRES SITE AREA**

**PRICE**

**OFFERS IN REGION OF  
£2,850,000**

**FREEHOLD INVESTMENT DEAL  
WITH 10%+ YIELD**

**RENTAL INCOME CIRCA OF  
£297,000 PER ANNUM**

**SYSTON MILLS INDUSTRIAL ESTATE, MILL LANE,  
SYSTON, LEICESTER, LEICESTERSHIRE, LE7 1NS**

**SIMARJEET SINGH | 07484 334939**

**KEVNEET GROVER | 07947 636931**

**WWW.GALAXYREALESTATE.CO.UK**

## DESCRIPTION

Syston Mill is an exciting investment opportunity that offers a secure income stream and potential for long-term growth. The freehold industrial estate comprises a total of approx 38,165 sq ft and is located 5.2 miles north of Leicester City Centre. The site area of 19.5 acres (7.9 hectares) is fully tenanted, generating a rental income of £297,441 per annum exclusive of VAT.

The industrial estate offers a range of facilities and services for businesses, as well as a central location near major transport links. As such, it is an attractive proposition for investors that are looking for a safe and reliable income stream. With its low risk and consistent returns, Syston Mill is an ideal investment opportunity for those seeking a long-term investment



## LOCATION

Syston Mills Industrial Estate is conveniently located at Mill Lane, Syston, Leicester, Leicestershire, LE7 1NS. It is easily accessed from major transport links, including the A46 which is located just 1 mile away. Additionally, the estate is a mere 5.2 miles north of Leicester City Centre, offering direct links to the M1 motorway and other major cities. Syston Mills is an ideal location for businesses requiring excellent transport links and central access to the Midlands



## VAT

We are advised that VAT is applicable on this property.

Interested parties are advised to make their own enquiries accordingly.

## TENURE

This site is available to purchase freehold

The Property has a rental income of £297,000 + VAT per annum



**SYSTON MILLS INDUSTRIAL ESTATE, MILL LANE,  
SYSTON, LEICESTER, LEICESTERSHIRE, LE7 1NS**

SIMARJEET SINGH | 07484 334939

KEVNEET GROVER | 07947 636931

[WWW.GALAXYREALESTATE.CO.UK](http://WWW.GALAXYREALESTATE.CO.UK)



### LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

### BUSINESS RATES

Potential buyers are advised to make their own enquiries in respect to the business rates

### OFFERS

We are seeking offers in the region of £2,850,000

**SYSTON MILLS INDUSTRIAL ESTATE, MILL LANE,  
SYSTON, LEICESTER, LEICESTERSHIRE, LE7 1NS**

SIMARJEET SINGH | 07484 334939

KEVNEET GROVER | 07947 636931

[WWW.GALAXYREALESTATE.CO.UK](http://WWW.GALAXYREALESTATE.CO.UK)

Syston Mills (Charges Inc VAT) Tenancy Summary 2023					
Serial No.	Unit No.	Company Name/ Person's Name	Annual Rent INC VAT.	Annual Rent Exclusive of VAT	Sizes (SQ.FT)
1	Unit 7	Bogdan Feher Ltd	£2,880	£2,400	1300
1	2. Unit 7A	Recruitment Investments limited	£14,400	£12,000	1300
2	Unit 16	SMC/Staurt Michael Chander	£4,500.00	£3,750	1,055
4	1. Unit 18 2. Grazing Fields	Claire Watts	£4704.00 £960.00	£3920 £800	1,119
5	Unit 20	County Roofing (Leicester) Limited	£3,240.00	£2,700	764
6	1. Unit 22 2. External Parking Area	E Lease Limited	£18,144.00 £18,000.00	£15120 £15000	2,411
7	1. Unit 23 2. Yard	Another level Scaffolding (Midlands) Ltd	£25,200.00	£21,000	2,411
8	1. Unit A 2. Unit C 3. Leen To	Nomad Encon Limited	£15,840.00	£13,200	3,767
9	1. Unit D 2. Vehicle Compound 3. Unit 10 Office	Bogdan Feher Ltd	£36,288.00 £33,264.00 £9,072.00	£30,240 £27,720 £7,560	6480 1500
	Unit B1	Mr. Peter Chimanga	£20,880.00	£17,400	1750
10	Unit B2	Heritage Bodyworks Ltd Mr. Abdul Imran Sheikh	£18,000.00	£15,000	1643
11	Water Gauging Station	Environmental Agency			
12	Land	Nippon Autos Ltd/ Mrs Yasuko Muhammad (Mr. Sajid)	£21,600.00	£18,000	
13	Unit 17a	Mr. Hashim Ibrahim Waseem	£14,198.40	£11,831	1083
14	Unit 17b&c	Mr. Hassan Ghorbani	£54,000.00	£45,000	2476 6000
15	Unit E1		£20,160.00	£16,800	1522
16	Unit E2	Auto Motors MK LTD	£21,600.00	£18,000	1584
<b>TOTAL</b>			<b>£356,929.20</b>	<b>£297,441</b>	<b>38,165</b>

## ENQUIRIES

**SIMARJEET SINGH**  
07484 334939

**KEYNEET GROVER**  
07947 636931

**COMMERCIALS@GALAXYREALESTATE.CO.UK**  
**GALAXY REAL ESTATE**  
**153 NORWOOD ROAD**  
**SOUTHALL**  
**UB2 4JB**  
**0208 004 1111**

**SYSTON MILLS INDUSTRIAL ESTATE, MILL LANE,  
SYSTON, LEICESTER, LEICESTERSHIRE, LE7 1NS**

**WWW.GALAXYREALESTATE.CO.UK**