



**TO LET / FOR SALE**

**123 Abbey Lane**

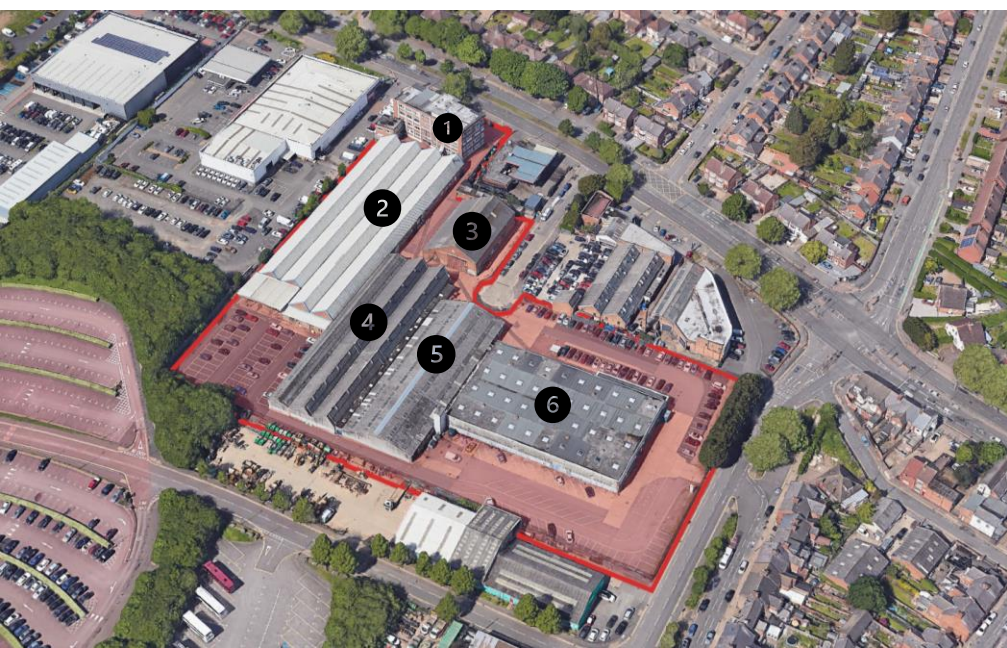
Leicester  
LE4 5QX

From 7,097 sq. ft – upto 129,523 sq. ft



# PROPERTY FEATURES

The site is the former Otis Lifts headquarters extending to some 4.78 acres (1.93 hectares), upon which stands an industrial complex of 6 buildings to include a detached four-story office premises together with a number of single-story industrial units. Externally, the premises has the benefit of a securely fenced and gated car park.



## Availability

Building	Sq. ft	Sq. m
1	20,375	1,892.89
2	35,920	3,337.07
3	7,097	659.33
4	20,652	1,918.63
5	19,737	1,833.62
6	25,742	2,391.51
<b>TOTAL</b>	<b>129,523</b>	<b>12,033.05</b>

## Specification

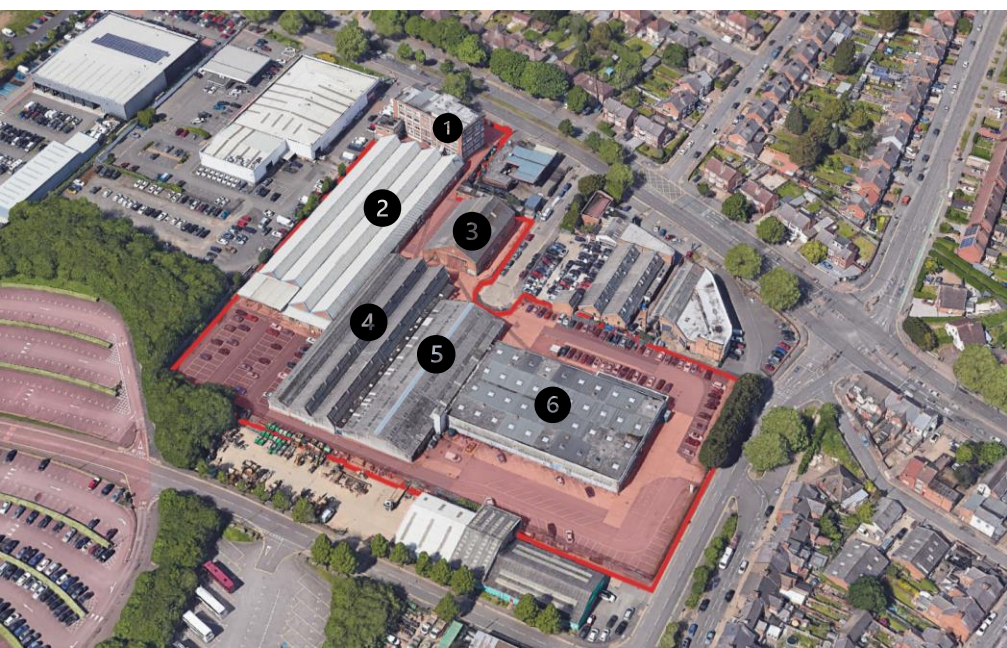
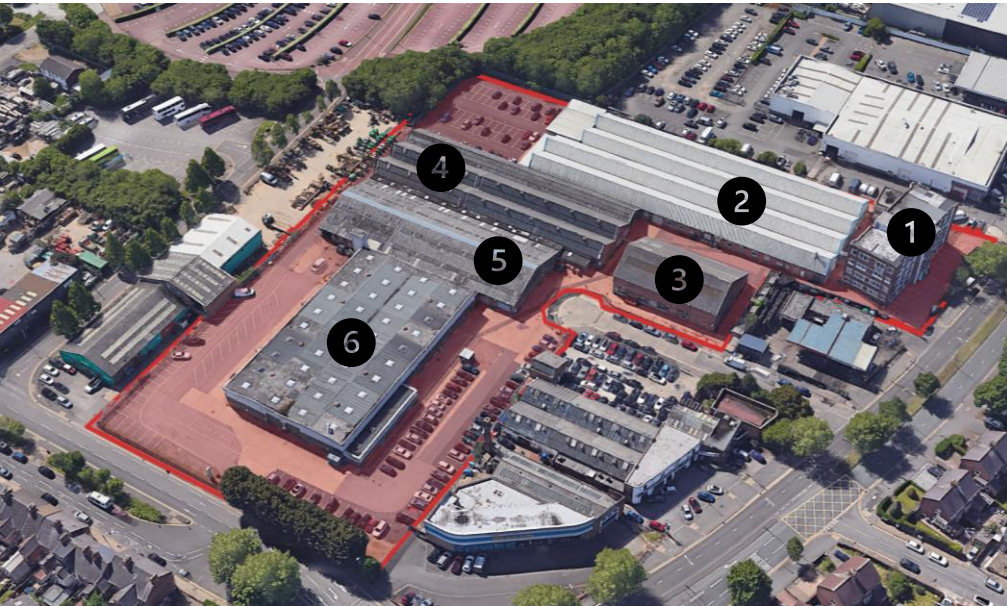
### Building 1

Comprised of a four-story self-contained office. Internally the premises are laid out to provide a mixture of open plan and cellular together with welfare facilities.

Internally there is a passenger lift to all floors, carpeting and suspended ceilings with inset lighting.

# PROPERTY FEATURES

The site is the former Otis Lifts headquarters extending to some 4.78 acres (1.93 hectares), upon which stands an industrial complex of 6 buildings to include a detached four-story office premises together with a number of single-story industrial units. Externally, the premises has the benefit of a securely fenced and gated car park.



## Building 2

Single story north lights industrial building.

Internally laid out to provide open plan hybrid warehouse/office accommodation and welfare facilities.

## Building 3

Single story warehouse.

Internally laid out to provide open plan warehouse accommodation, with a single curtain loading door.

## Building 4

Twin bay warehouse.

Internally laid out to provide open plan warehouse accommodation and welfare facilities.

## Building 5

Twin bay warehouse.

Internally laid out to provide open plan warehouse accommodation and welfare facilities. Loading via way of a single curtain door.

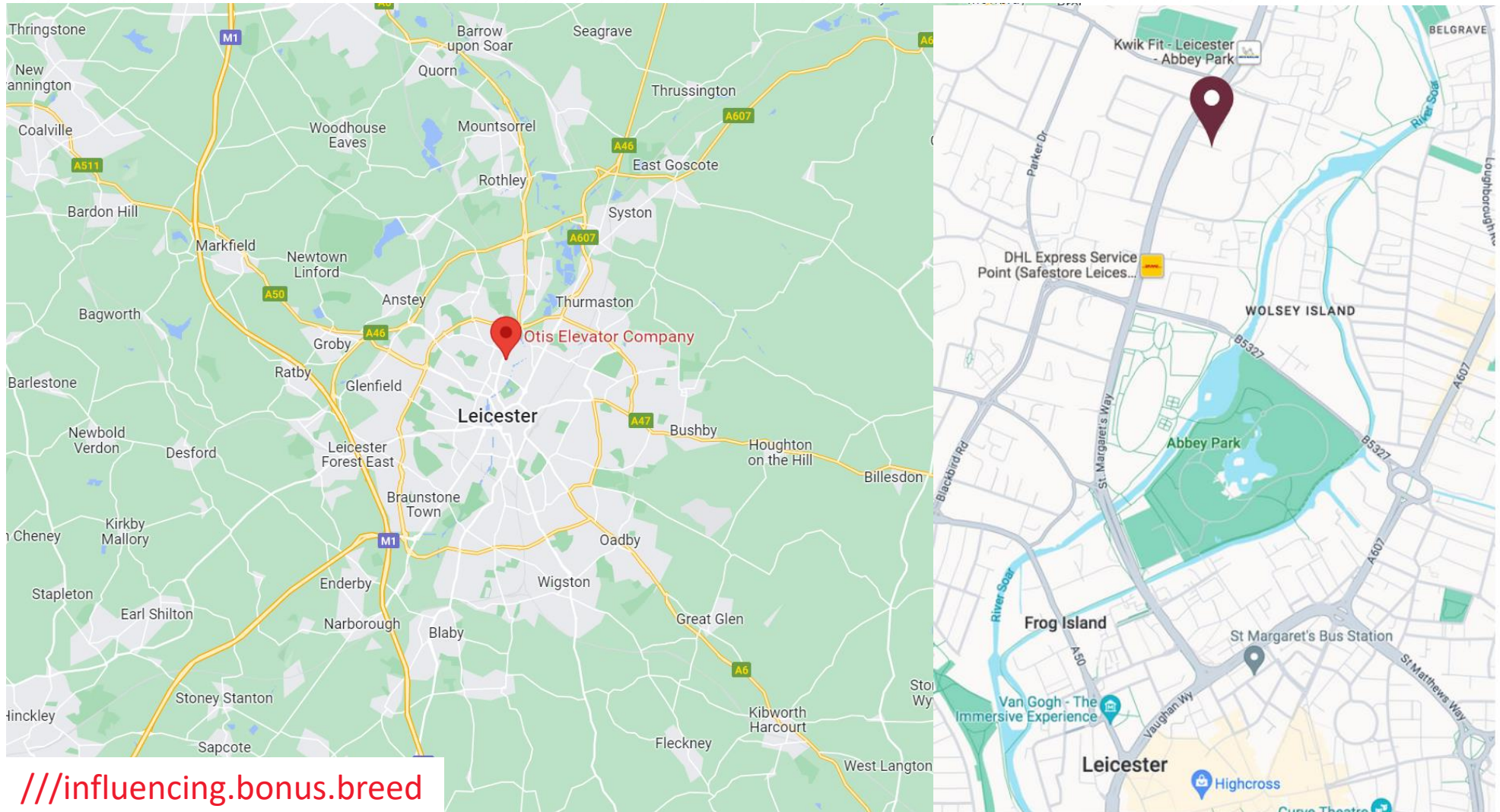
## Building 6

Twin bay warehouse.

Internally laid out to provide open plan warehouse accommodation and welfare facilities. Loading via way of 3 curtain doors

# LOCATION

# 123 Abbey Lane, Leicester, LE4 5QX



///influencing.bonus.breed

The site is located on the east side of Abbey Lane (A6), approximately 1 mile north of Leicester city centre, adjacent to the National Space Centre. The site is well-positioned benefitting from excellent transport links, having inner ring road system within close proximity which provides direct access in and around the city centre and further links to both local highways and motorway networks via J21 of the M1/M69 and J22 of the M1. The site itself is situated within a prime mixed commercial area in Leicester and comprises a number of popular local amenities to include; Asda supermarket, Aldi supermarket, Greggs bakery, McDonalds and Abbey Retail Park all within walking distance. Major attractions nearby include Abbey Park and the National Space Centre and Space Park.



## Tenure

The property is available on a leasehold basis. Our client may consider a freehold disposal of the site in parts

## Price

On Application

## EPC

Available upon request

## VAT

The premises have been elected for VAT which will be charged at the prevailing rate

## Legal Costs

Each party to bear their own costs incurred in the transaction

## Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required



## CONTACT

David Binks  
07973 940 515  
[David.binks@cushwake.com](mailto:David.binks@cushwake.com)

Dominic Towler  
07387 259 958  
[Dominic.towler@cushwake.com](mailto:Dominic.towler@cushwake.com)

## VIEWINGS

Viewings are via appointment  
only with Cushman & Wakefield