



Elland Road, Braunstone, Leicester, LE3 1TT

Guide Price £3,750,000 Freehold

Introducing Elland Road...

Aurum House is a substantial freehold head office and distribution centre of over 41,500 sq ft, strategically located within Braunstone Industrial Area, just minutes from the M1 (J21/21a) and M69 interchange.

The property comprises a purpose-built warehouse with integrated three-storey offices, secure yard space and 96 car parking spaces, all on a 1.95-acre site. Let in its entirety to Watches of Switzerland Company Ltd on a 40-year FRI lease expiring in 2047 (tenant break in 2032), the investment produces a passing rent of £250,000 per annum with five-yearly upward-only rent reviews.

This represents a rare opportunity to acquire a well-secured, long-income asset in a prime Midlands logistics and commercial location.



Welcome to Leicester...

Leicester is the East Midlands' second largest commercial centre, strategically positioned between Nottingham, Derby, and Coventry. The city benefits from excellent transport links, with the M1 (Junctions 21/21A) and M69 providing direct access to London, Birmingham, Leeds, and Coventry. Locally, the A6, A46 and other major trunk roads further enhance connectivity.

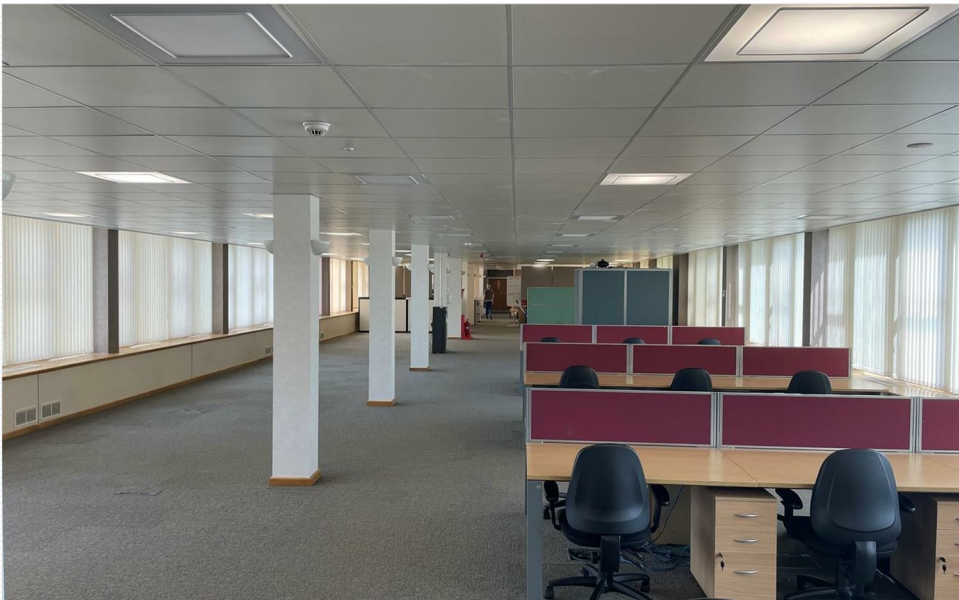
Leicester Railway Station offers fast services to London St Pancras (approx. 1h15), Nottingham (30 mins) and Birmingham New Street (1h). East Midlands Airport lies 20 miles to the north-west, with Birmingham International 30 miles to the south-west.

The property occupies a prime position within the Braunstone Industrial Area, around 4 miles west of Leicester city centre. It benefits from immediate access to the A46 and M1 (J21A), and is surrounded by established occupiers including Big Bear, Co-op Distribution, Oadby Plastics, Crown Packaging and Eddie Stobart.

- **Freehold**
- **FRI Lease for 40 years Expiring 2047 with Single Tenant Break April 2032**
- **Rent - £250,000 Per Annum Exclusive (£6.17 Per Sq Ft Overall)**
- **Upward only Rent Review April 2012 and Every Five Years Thereafter**
- **Purpose Built Warehouse & Distribution Centre - Approx 41,547 Sq Ft**
- **Site Area Approx 1.95 Acres**
- **Held in an SPV**



Elland Road





Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(0-10) A		
(81-91) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(43-54) E			(41-50) E		
(31-42) F			(51-60) F		
(1-20) G			(71-80) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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