



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...

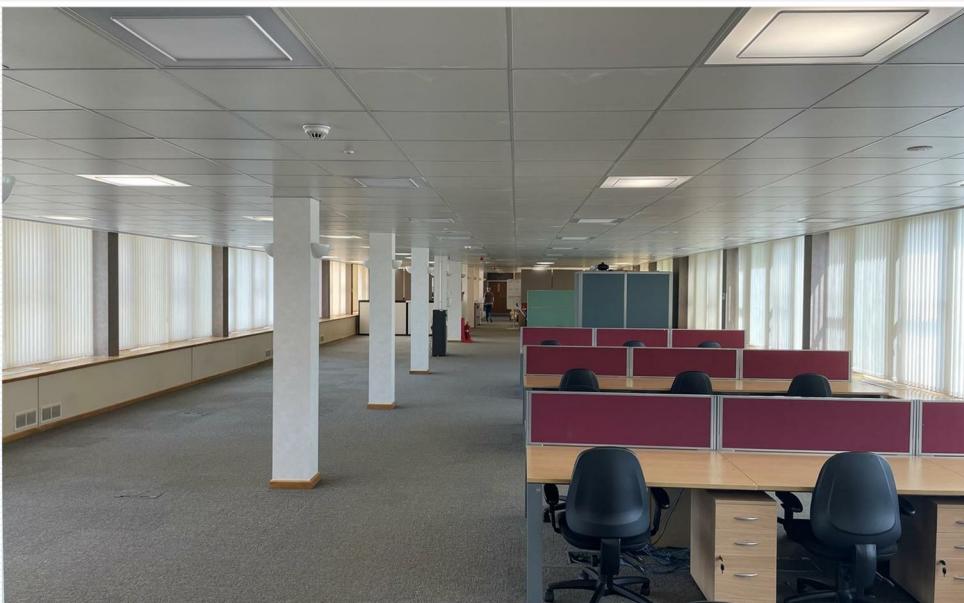
Leicester is the East Midlands' second largest commercial centre, strategically positioned between Nottingham, Derby, and Coventry. The city benefits from excellent transport links, with the M1 (Junctions 21/21A) and M69 providing direct access to London, Birmingham, Leeds, and Coventry. Locally, the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

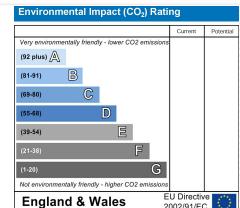
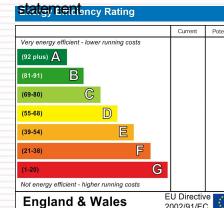
- **Freehold**
- **FRI Lease for 40 years Expiring 2047 with Single Tenant Break April 2032**
- **Rent - £250,000 Per Annum Exclusive (£6.17 Per Sq Ft Overall)**
- **Upward only Rent Review April 2012 and Every Five Years Thereafter**
- **Purpose Built Warehouse & Distribution Centre - Approx 41,547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

Elland Road





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