

**To Let**

## Industrial Unit

**Unit 55 - Faircharm Industrial Estate  
Evelyn Drive, LE3 2BU**



To Let at  
£55,000 per  
annum



Approx.  
9,700sq.ft



Popular  
Trading Area



Close to Main  
Roads

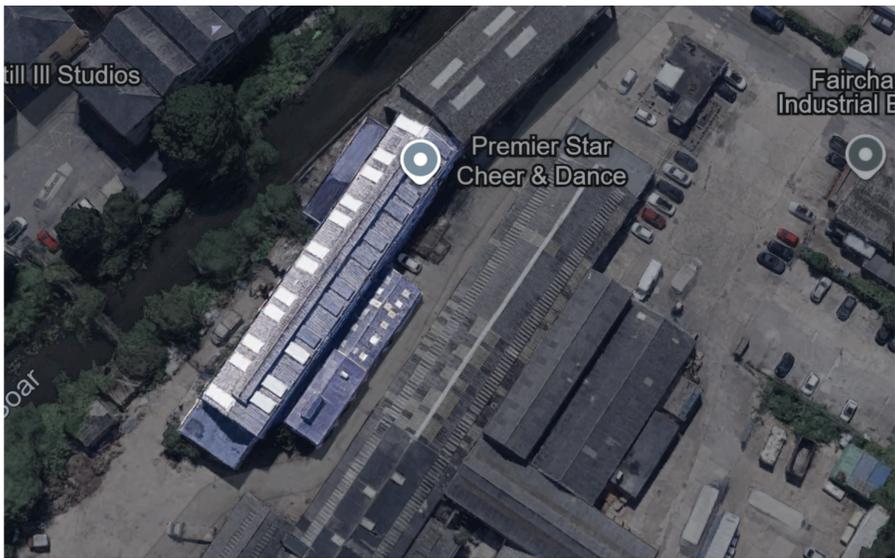
**Available immediately**



## Unit 55 - Faircharm Industrial Estate - LE3 2BU

### Location

This is part of an established industrial estate in Western Leicester (near Braunstone Park & Rowley Fields area), accessed via Evelyn Drive. There's a mix of businesses including storage, engineering, leisure/recreational facilities, and other commercial operations.



### Terms

The property is available To Let at **£55,000 p/annum**.

Area	Sq ft	Sq m
Warehouse	9,700	901
Approx. Price	£5.67/Sq ft	£61/Sq m

### Description

The property is a flexible industrial/warehouse space. It features a large warehouse, a canteen for staff and an office complex (plus bathrooms) attached on the side.

On the opposite side there is a ramp leading up to a large loading bay with electric roller shutters. There are parking spaces for up to 4 cars. Another loading bay (without a ramp) is right next to the front entrance.

Other activities in the immediate vicinity include or have included Gymnastics, a shooting Centre, engineering/tooling firms and even Leicester Judo academy.



### Rating assessment

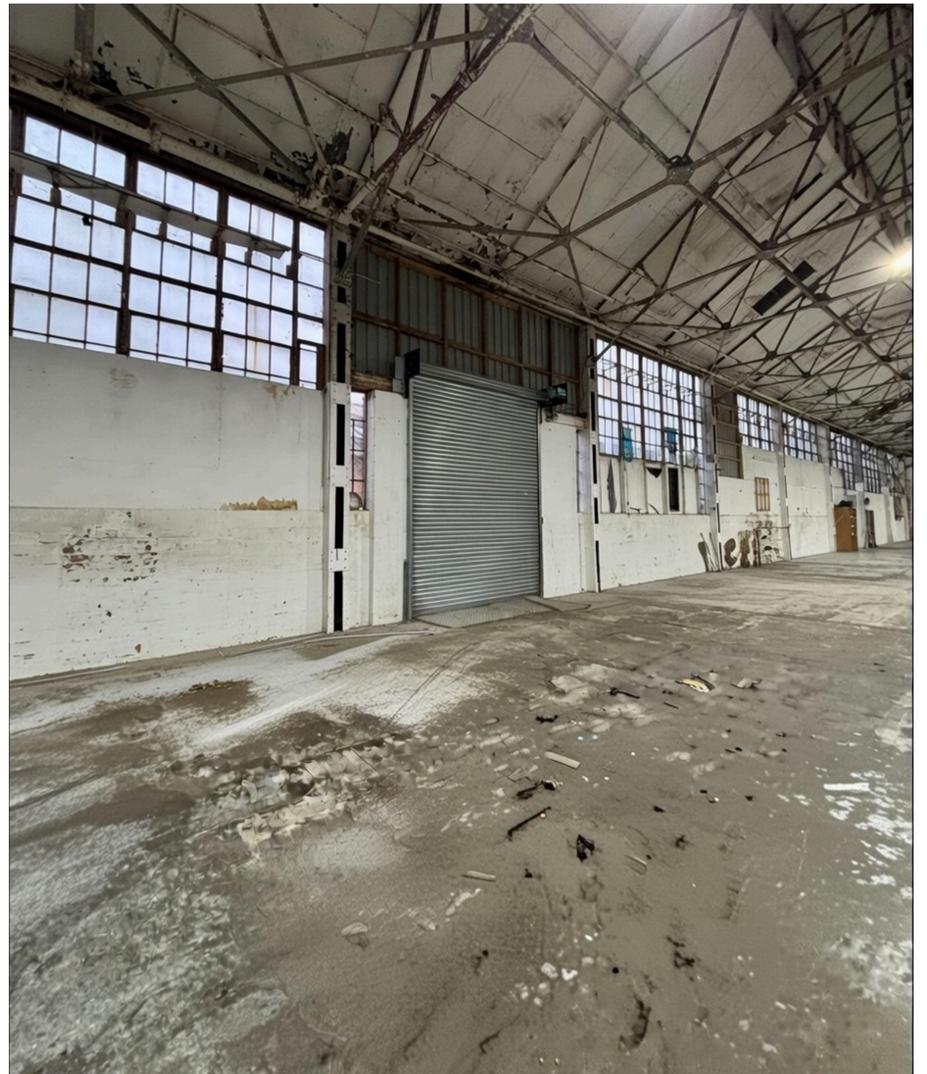
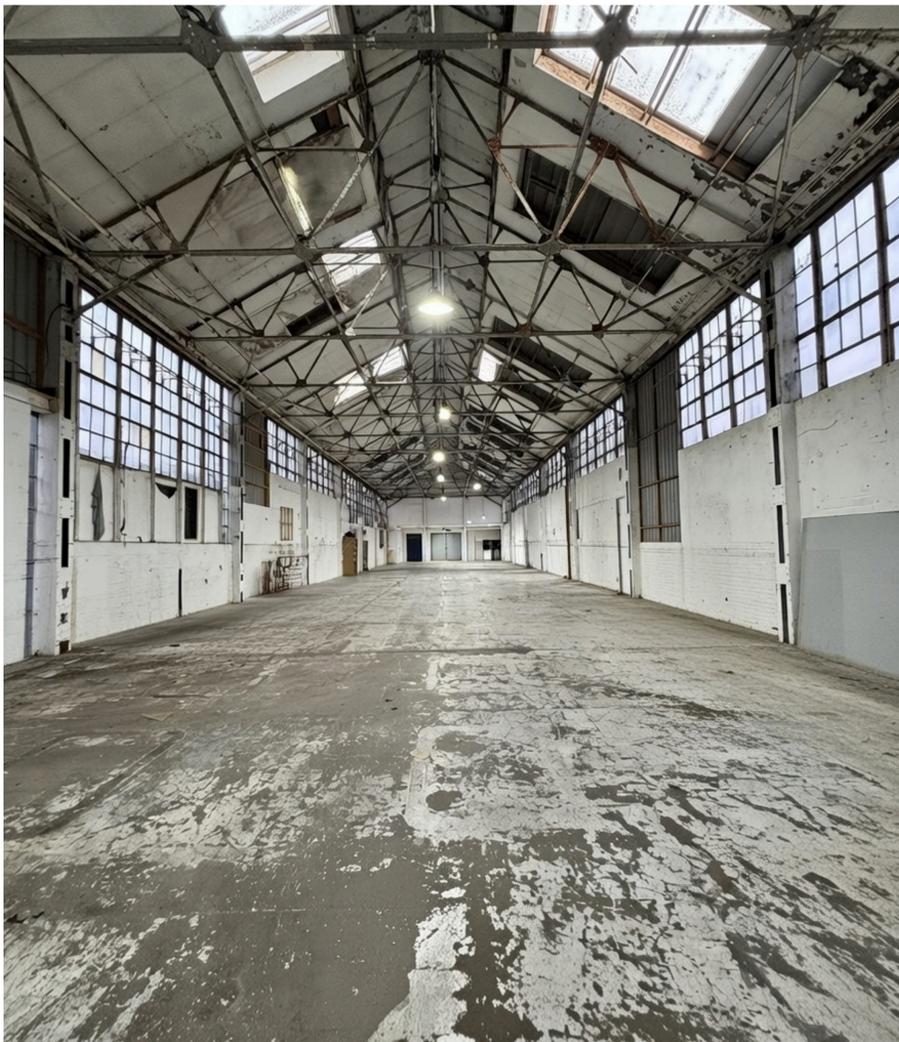
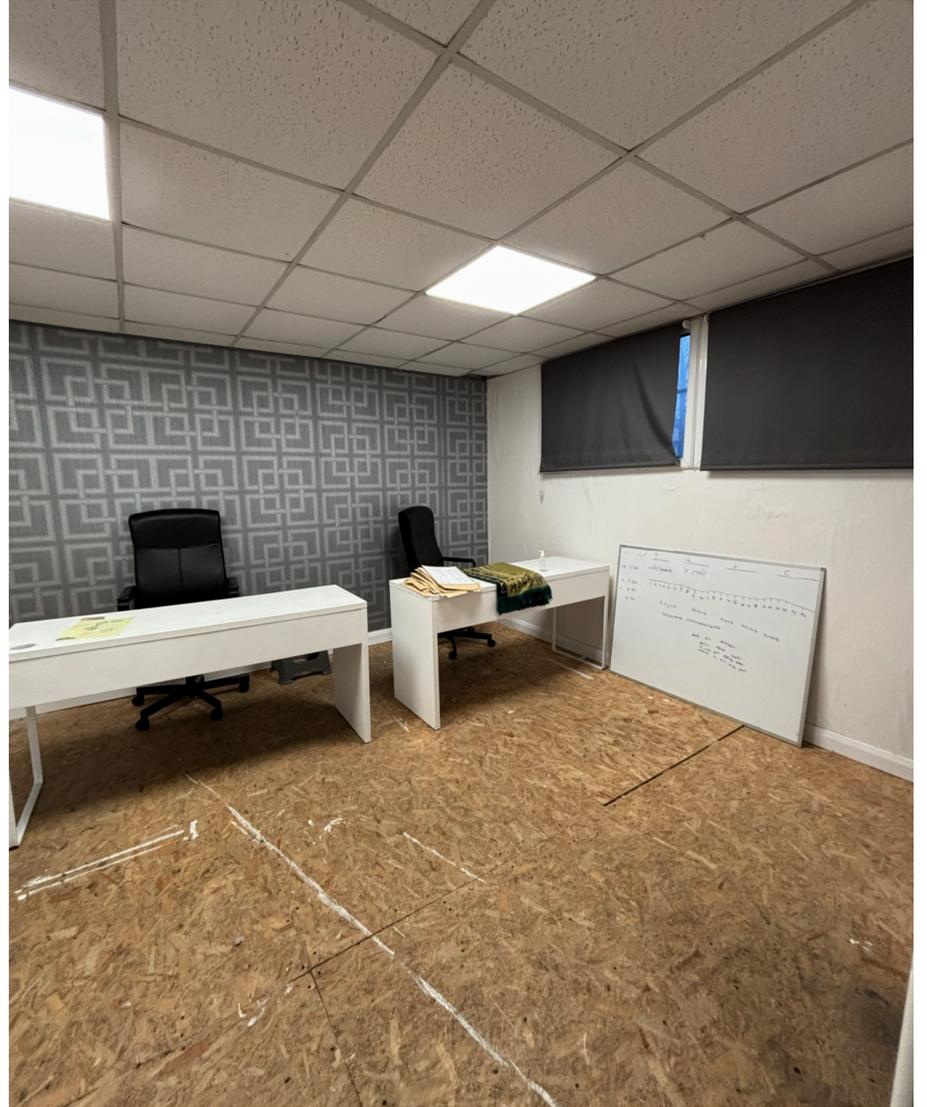
#### Ground floor workshop

Rateable Value (As of 1 April 2026): £20,250

### ENERGY PERFORMANCE CERT.

EPC rating: **C** (valid until 2031)  
A copy of the EPC is available upon request.





Available immediately