



Tel: 0116 271 3600

Mandervell Road, Oadby, Leicester, LE2

To Rent - £30,000 pa



5,200 sq. ft. (483.10 sq. meters), Commercial

Versatile Commercial Space - Mandervell Road, Oadby, Leicester, LE2

5,200 sq ft

Unlock the potential of this substantial 5,200 sq ft commercial unit ideally located on the well-connected Mandervell Road in Oadby. This flexible property offers a blend of high-quality office space, a secure warehouse/storage area, and a roller shutter door for easy loading and deliveries - perfect for a wide range of business uses.

Positioned in a thriving commercial zone with excellent local amenities and transport links, the unit is ideal for businesses involved in distribution, light manufacturing, trade counter operations, or service-based industries.

Key Features:

- " 5,200 sq ft (approx.) of flexible commercial space
- " Roller shutter access to warehouse/storage area
- " Dedicated office suites with natural light

" Prominent road frontage and easy access

" Located in a busy Leicester suburb with strong commercial demand

Now available - a rare opportunity to secure a high-impact space in a sought-after area.

The rent will be subject VAT

Available from 01 August 2025



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we

Contact

A: Oadby Estates

T: 0116 271 3600

E: info@oadbystates.co.uk

Reference: **OADBY_003851**

provide be verified by you on inspection, and by your Surveyor and Conveyancer.