

£975 per month

Barkby Road, Leicester, LE4



- Prime Location – Situated on Barkby Road, a well-connected commercial area with excellent access to Leicester city centre and major transport links.
- Versatile Layout – Includes a shared reception entrance, private corridor, two rooms, a fully fitted W/C, and a storage room, making it adaptable for various business needs.
- Professional & Modern Interior – Features a bright and spacious
- Private Parking – Reserved spaces available, providing convenient access for staff and customers.
- Ideal for Start-Ups & Small Businesses – Perfect for a beauty or aesthetics clinic, salon, office space, or other commercial ventures.
- Great Business Opportunity – Located in a thriving commercial



reception area, private consultation/treatment rooms, and a fully equipped W/C with accessibility features.

hub with strong footfall and nearby amenities, creating an excellent environment for growth and success.

BM Estates are pleased to offer this ideal ground-floor commercial space to let on Barkby Road. This property presents a fantastic opportunity for businesses looking for a well-located and versatile space in Leicester.

Barkby Road is a thriving commercial area, known for its mix of industrial, retail, and office spaces. The location offers excellent accessibility, being well-connected to Leicester city centre and major transport links, including the A563 and A47. Its strategic position makes it an attractive hub for businesses, with strong foot traffic, nearby amenities, and a professional environment that fosters growth and opportunity.

This property benefits from a shared reception entrance, creating a welcoming and professional first impression for clients and visitors. Beyond the reception area, a private corridor leads to two separate rooms, a fully fitted W/C, and a storage room. The layout is designed for convenience and functionality, making it adaptable to various business needs.

The premises showcases the modern and well-maintained interior, featuring a bright and spacious reception area, private consultation or treatment rooms, and a fully equipped W/C with accessibility features. The corridor and storage space provide additional privacy and organisation, ensuring a smooth workflow for businesses operating within the premises.

One of the standout features of this property is the private parking area, with designated spaces reserved for the premises. This added convenience makes it ideal for businesses that require easy access for both staff and customers.

This commercial space is perfect for a start-up business, beauty or aesthetics clinic, salon, or office setup. Its adaptable nature allows for multiple business uses, making it a great opportunity in a well-established commercial location.

For more details or to arrange a viewing, contact BM Estates today!

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Reception Area

4.11m x 4.06m (13'6" x 13'4")

welcoming reception area of the commercial property. The space is well-lit with modern ceiling lighting and large windows that allow natural light to flow in. The walls are painted in a neutral tone, giving the area a professional and clean appearance. There are two dark grey sofas with matching cushions, providing comfortable seating for visitors or clients.

Consultation/Treatment Room

4.11m x 3.29m (13'6" x 10'10")

One of the private rooms within the property, which is currently set up as a consultation or treatment space. A medical-style examination bed is positioned centrally, making it ideal for healthcare professionals, beauty therapists, or aesthetic practitioners. The room features a black swivel chair, a side table with an ultrasound machine, and a mounted monitor on the wall, further reinforcing its use as a diagnostic or treatment space. The walls are painted in a light shade, contributing to a clean and clinical environment. There are two windows with vertical blinds for privacy, as well as modern recessed ceiling lights for a bright and comfortable workspace.

Accessible W/C & Changing Area

2.54m x 1.67m (8'4" x 5'6")

A spacious and fully accessible restroom with essential disability-friendly features. The walls are tiled in white, providing a clean and easy-to-maintain surface. The room is equipped with black grab rails positioned around the toilet and sink, ensuring support and safety for users with mobility needs. There is a baby-changing station, making it suitable for businesses catering to families. The sink is mounted at a convenient height, and there is a hand sanitizer dispenser for hygiene. A small window allows some natural light in, and an extractor fan is present for ventilation.

Corridor Leading to Private Rooms

A long corridor leading to various private rooms within the premises. The flooring is covered with durable grey tiles, which are both stylish and easy to maintain. The walls are painted in a neutral tone, creating a professional and understated look. The corridor is well-lit with overhead recessed lighting, ensuring good visibility. A dark grey floor mat is placed along the walkway, providing comfort and traction. Several doors along the corridor lead to different rooms, offering a structured and organized layout for business operations.

Main Entrance & Waiting Area

This image shows the main entrance area of the property, which includes a spacious waiting area. The entrance consists of glass double doors with stainless steel handles, allowing natural light to enter while maintaining a professional look. A fire exit sign is visible above the door, ensuring compliance with safety regulations. To the right of the entrance, there is a modern seating area with padded grey and black booth-style seating, offering ample space for waiting clients or visitors. A small white table is placed in the middle, adding to the functionality of the space. A staircase leading to an upper level is also visible, though the advertised unit is specifically on the ground floor.

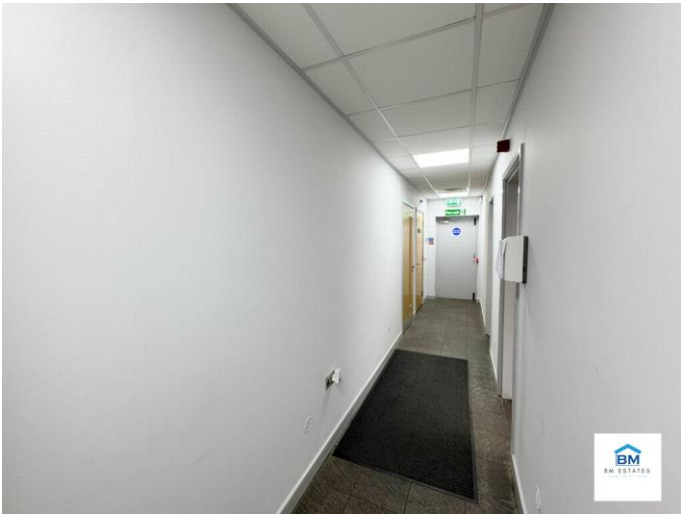
Internal Signage & Hallway

The final image focuses on a hallway inside the premises, featuring signage directing visitors to a business named "Bump2Baby Scans." This indicates that the space may have been previously used as a medical or ultrasound clinic. The walls are painted in a combination of neutral white and dark grey, creating a modern and professional aesthetic. A wooden door with a glass panel leads to another section of the premises, while a second door is visible to the right, possibly leading to another consultation room or office space. The flooring is covered with grey textured tiles, maintaining consistency throughout the property. A security camera is positioned above the doorway, ensuring safety within the premises.

Exterior & Parking Area

The exterior of the building is shown in this image, illustrating a well-maintained commercial premises with a modern design. The building has a clean white facade with large windows on both floors. The surrounding area is secured with metal fencing, ensuring safety and restricted access where needed. The parking area is spacious, with multiple marked spaces, including designated disabled parking. The tarmac driveway is in good condition, offering easy access for vehicles. The location is in a well-connected commercial hub with similar business properties nearby.





Directions

If you're traveling to Barkby Road in Leicester, the location is easily accessible by car, public transport, or on foot, depending on where you're coming from. For those driving from Leicester city centre, head northeast on the A594 (Burleys Way) and take the exit onto the A607 (Belgrave Road). Continue straight, passing through Melton Road, and follow signs for the A563 towards Troon Way. Turn left onto Barkby Road, and the destination will be along this stretch. The area offers convenient access to main roads, making it easy to reach from various parts of Leicester and beyond. If you're coming from the M1, take Junction 21A and merge onto the A46 towards Leicester North. Follow the A46 until you reach the exit for the A607. Continue towards Leicester, passing through Thurmaston, and turn right onto Troon Way. From there, take the next left onto Barkby Road, where you'll find your destination. For public transport users, several bus routes connect to Barkby Road from Leicester city centre. You can take a bus from the Haymarket Bus Station towards the Rushey Mead or Hamilton areas and alight at a stop near Troon Way or Barkby Road. From there, it's a short walk to the destination. If traveling by train, Leicester Railway Station is the nearest major station. From there, you can take a taxi or a bus towards Barkby Road, which is approximately a 10 to 15-minute drive from the station. The location is well-connected and easy to reach, making it a convenient choice for businesses and visitors alike.

Location

Barkby Road in Leicester is a well-established commercial and industrial area located in the northeast of the city. It is part of the broader LE4 postcode, which is known for its mix of business hubs, warehouses, offices, and retail spaces. The road runs through an area that connects key parts of Leicester, offering excellent transport links and accessibility. Situated near Troon Way and Melton Road, Barkby Road benefits from its proximity to major arterial routes, including the A607 and A563. These roads provide easy access to Leicester city centre, which is only a short drive away, as well as convenient routes towards the outer suburbs and nearby towns. The area is well-served by public transport, with several bus routes running along or near Barkby Road, making it accessible for both staff and customers. The location is surrounded by a variety of businesses, from industrial units and manufacturing facilities to office spaces and retail outlets. This creates a dynamic and professional environment, making it an attractive location for businesses looking to establish themselves in a well-connected and thriving commercial setting. Additionally, there are various local amenities nearby, including shops, cafes, and service stations, which add to the convenience of the area. With ample parking options and its position within an active business district, Barkby Road is a practical and desirable location for commercial use.



VIEWING BY APPOINTMENT WITH AGENTS BM ESTATES

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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