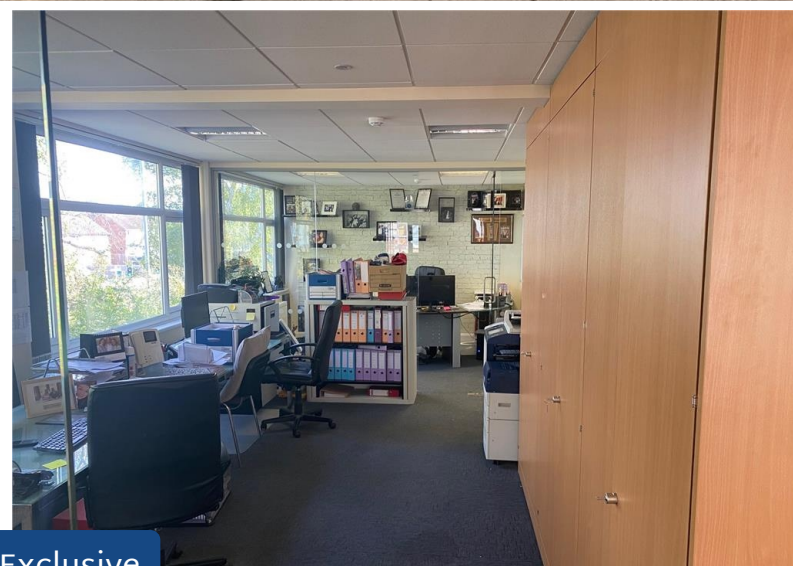
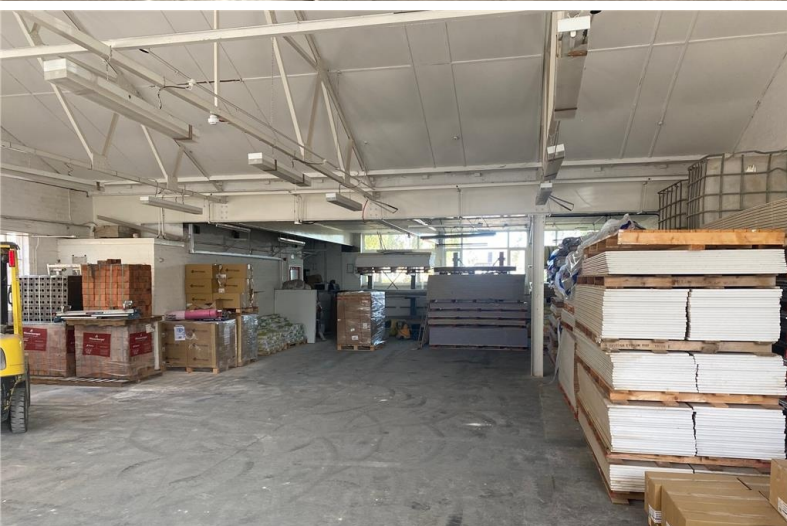


TO LET

60 North Street, Wigston, Leicestershire, LE18 1PS



3,549 Sq Ft (329.7 Sq M)

£27,000 Per Annum Exclusive

- ▶ Close Proximity To M1/M69
- ▶ New Lease Available
- ▶ Good Quality Office Accommodation
- ▶ Designated Parking

LOCATION

The property is situated within close proximity to the town of Wigston, approximately 5 miles east of Leicester. There is convenient access to Junction 21 of the M1 and M69 motorways, which lie some 2 miles west via the A563. The immediate surrounding areas is mixed use in nature providing retail and industrial property.

DESCRIPTION

The subject property consists of a warehouse with ground floor warehousing/storage accommodation and offices to the first floor. The property benefits from an eaves height of approximately 3 metres and has mains gas, water and three phase power.

Externally, there are 8 designated parking spaces.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Unit	2,707	251.48
First Floor Offices	842	78.22
Total	3,549	329.7

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston District Council
Rateable Value : £14,500

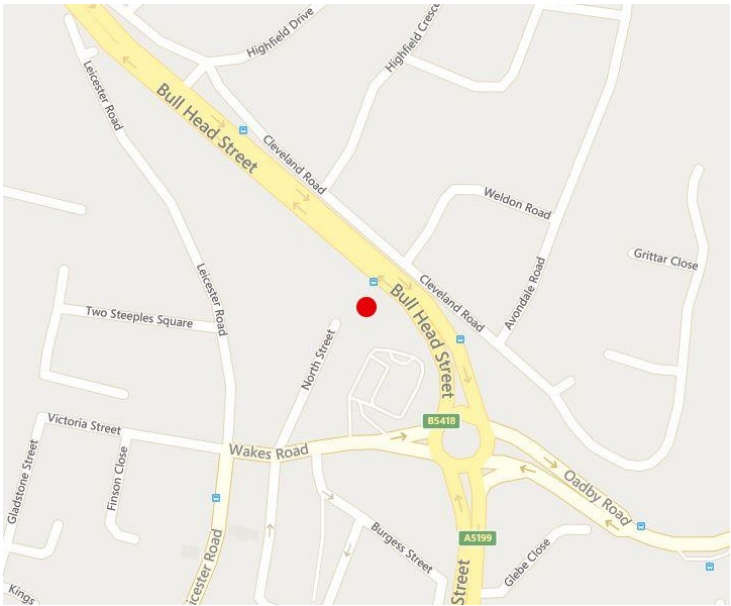
We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

Energy Rating to be confirmed.

POSSESSION

Upon completion of legal formalities.



RENT

£27,000 Per Annum Exclusive

LEASE TERMS

The property is available by way of a new lease, on an full repairing and insuring basis, for a term to be agreed.

LEGAL COSTS

Each party to pay their own legal costs in relation to this transaction.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
rp@apbleicester.co.uk
0116 254 0382



Will Shattock
wjs@apbleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.