

INDUSTRIAL UNIT TO LET

Countesthorpe Road, Wigston, Leicestershire, LE18 4PJ



14,798 Sq Ft (1,374.73 Sq M)

£50,000 per annum exclusive

- ▶ Industrial premises with office accommodation
- ▶ Trade counter
- ▶ Roller shutter access - 3 phase power
- ▶ Low rent

LOCATION

The property is located on Countesthorpe Road, South Wigston, positioned at its junction with Bassett Street, circa 4 miles south of Leicester City Centre and adjacent to South Wigston's retailing parade of Blaby Road.

Road links are good, positioned within the close proximity to Leicester's outer ring road (A563), situated circa 3.5 miles from M1/M69 motorways.

DESCRIPTION

The property comprises a series of interconnecting buildings up to three floors, presently used for storage purposes, with trade counter/offices to the front elevation with showroom above.

Internal heights range from 2.5m - 3m with the majority of the multi floor accommodation having concrete floors and accessible via two goods lifts. Gas central heating and strip lighting is fitted throughout. WC and kitchenette facilities are at ground floor level.

Loading is facilitated via a level loading shutter, accessed from Bassett Street.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Trade Counter	803	74.6
Ground Floor Industrial	8,006	743.76
First Floor Industrial	4,866	452.05
Second Floor Industrial	1,123	104.33
Total	14,798	1,374.73

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

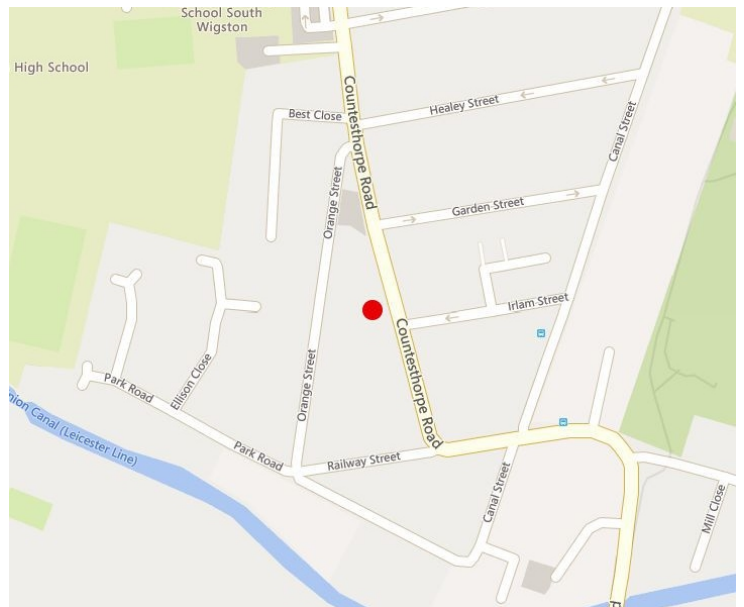
CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston Borough Council
Rateable Value : £8,100 & £16,500

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.



TENURE

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

RENT

£50,000 per annum exclusive. VAT is not applicable on rents.

PLANNING

We understand that the property has an established E Use Classification, including light industrial and warehousing & distribution. The property may be suitable for alternative uses, subject to the appropriate planning consent.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in 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.