

INDUSTRIAL UNIT TO LET

13 Viking Road, Wigston, Leicestershire, LE18 2BL



6,384 Sq Ft (593.07 Sq M)

£44,500 per annum exclusive

- ▶ Refurbished industrial accommodation
- ▶ Two storey offices
- ▶ Excellent road connectivity
- ▶ New lease available

LOCATION

The property is located on Viking Road, Wigston, an established industrial estate 3 miles south of Leicester city centre. Viking Road is well positioned to the Outer Ring Road (A563), linking to the M1/M69 intersection, approximately 4 miles away.

The property is surrounded by a variety of occupier.

DESCRIPTION

The property comprises a semi detached industrial unit of steel portal framed construction, incorporating two storey offices to the front elevation.

The warehouse provides unencumbered accommodation with an eaves height of 3.1m, with suspended LED lighting and gas blower heater. The offices are mainly open plan with suspended ceilings and inset lighting. WC's are located at ground floor.

Loading is via a concrete surfaced loading apron, by way of a level access roller shutter door. Parking is located within the forecourt and within the rear yard.

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston Borough Council
Rateable Value : £26,250

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

RENT

£44,500 per annum exclusive.

VAT

It is understood that VAT is payable on all rents.

LEASE TERMS

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

EPC

The property has an Energy Rating of E.
The EPC will be valid until 03 May 2031.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
rp@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.