

# OFFICE PREMISES TO LET

122, Bull Head Street, Wigston, Leicestershire, LE18 1PB



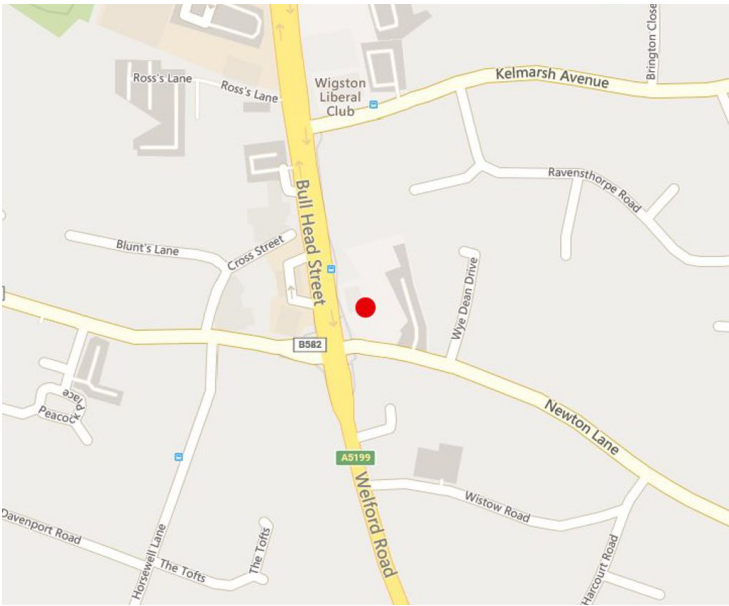
1,770 Sq Ft (164.43 Sq M)

£20,000 per annum exclusive

- ▶ Self Contained Offices
- ▶ Prominent Road Frontage
- ▶ Six Car Parking Spaces
- ▶ New Lease Available

## LOCATION

The property is situated in a prominent position fronting Bull Head Street (A50) and the junction with Newton Lane. Wigston town centre is within close proximity and Leicester City Centre is situated approximately 4 miles to the north.



## DESCRIPTION

First floor self-contained office premises. Internally, the accommodation comprises a reception area, large kitchen/breakout area, large open plan office and two meeting rooms with toilet. The accommodation is well presented throughout and benefits from a wealth of natural light. Externally there are 6 designated car parking spaces accessed off Newton Lane.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
First Floor	1,770	164.43
Total	1,770	164.43

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

## CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston District Council  
Rateable Value : £12,250

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

## SERVICES

It is understood that all mains services are connected, including electricity, gas, water and mains drainage system.

## EPC

Energy Rating: D.

## ANTI MONEY LAUNDERING

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

## PLANNING

We understand that the property has an established use for offices conforming to Use Class E (Office)

## RENT

£20,000 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.

## VAT

VAT will be applicable at the prevailing rate.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**  
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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.