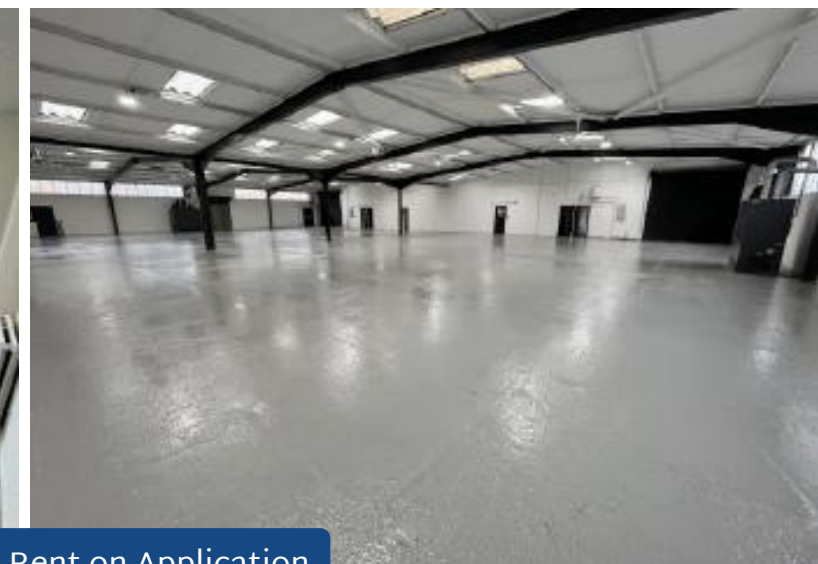


INDUSTRIAL UNIT TO LET

Viking Road, Wigston, Leicestershire, LE18 2BL



6,883 - 14,883 Sq Ft (639.43 - 1,382.63 Sq M)



Rent on Application

- ▶ Portal framed construction
- ▶ Two storey offices
- ▶ Available as a whole or in part
- ▶ Good road links + labour pool

LOCATION

The properties are located on Viking Road, Wigston, an established cul-de-sac industrial estate c. 3 miles south of Leicester. Accessed off Aylestone Lane, Viking Road is well positioned to the Outer Ring Road (A563), linking to the M1/M69 intersection approx 4 miles away.

Surrounded by a large population catchment, labour to the area is good.

DESCRIPTION

A pair of semi detached industrial units, constructed around steel portal frames with corrugated roof over. Two storey offices are positioned to the front of the site. The site is secured with palisade fencing.

The buildings are constructed to provide open industrial accommodation, to an internal clearance of 3 metres, with roller shutter access over a self contained loading forecourt. A further modern portal framed unit is constructed interlinked to the rear of No. 9, providing further storage, with separate roller shutter access. Suspended LED lights are installed throughout and gas blower heating.

The offices are proportionately set out to provide a mixture of open plan and singular office accommodation over both floors with ground floor WCs. Parking is available throughout the site.



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ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Unit 8		
Industrial	5,128	476.39
Offices	1,555	144.46
Unit 9		
Rear Unit	1,953	181.43
Industrial	4,693	435.98
Office	1,555	144.46
Total	14,883	1,382.63

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

CURRENT RATING ASSESSMENT

The property is currently assessed as a whole with a rateable value of £41,500. The property will require re-assessment for single unit lettings.

EPC

A copy is available upon request.

RENT

Rent on Application

LEASE TERMS

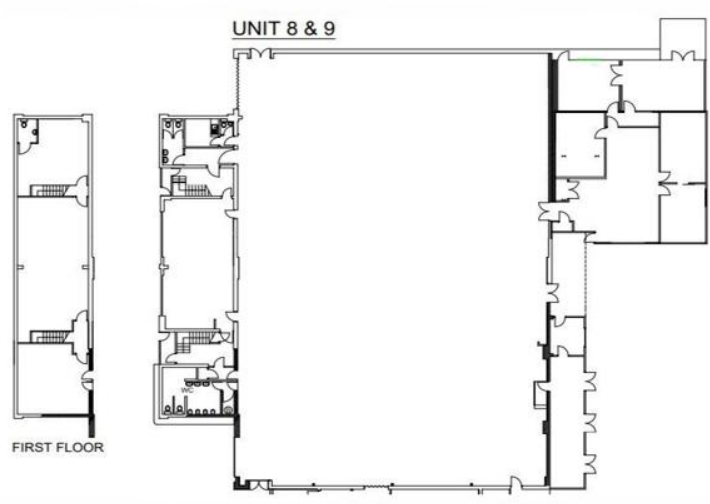
The property is available as a whole, or as single units, for a period to be agreed. Further information on quoting rents is available upon request.

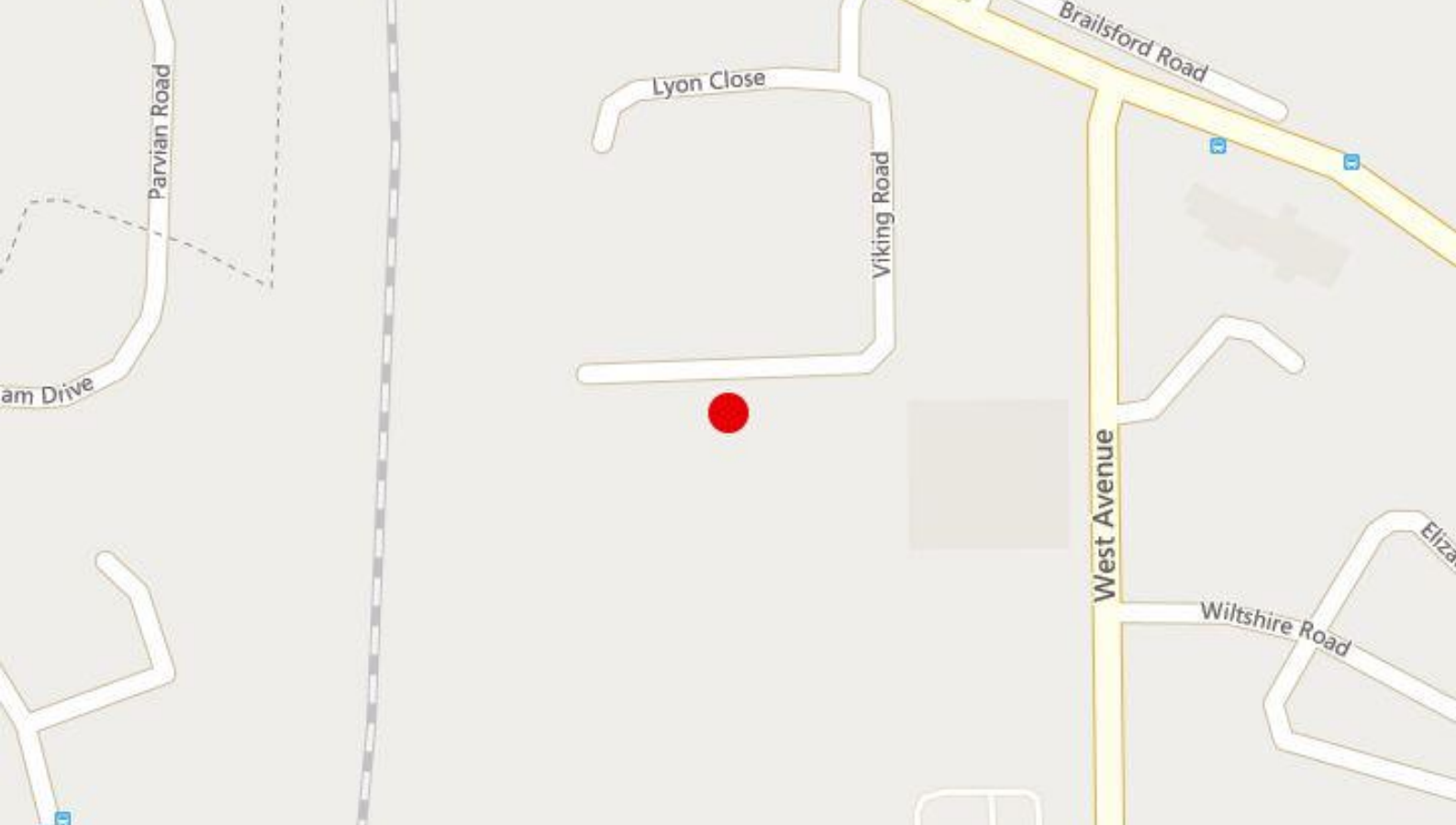
VAT

Prices are quoted exclusive of VAT, which is applicable.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.





VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk

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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.