

# NEW BUILD INDUSTRIAL/WAREHOUSE 9872 SQ FT **FOR SALE/TO LET**

Unit 12, Genesis Park, Magna Road, South Wigston, Leicestershire, LE18 4ZH

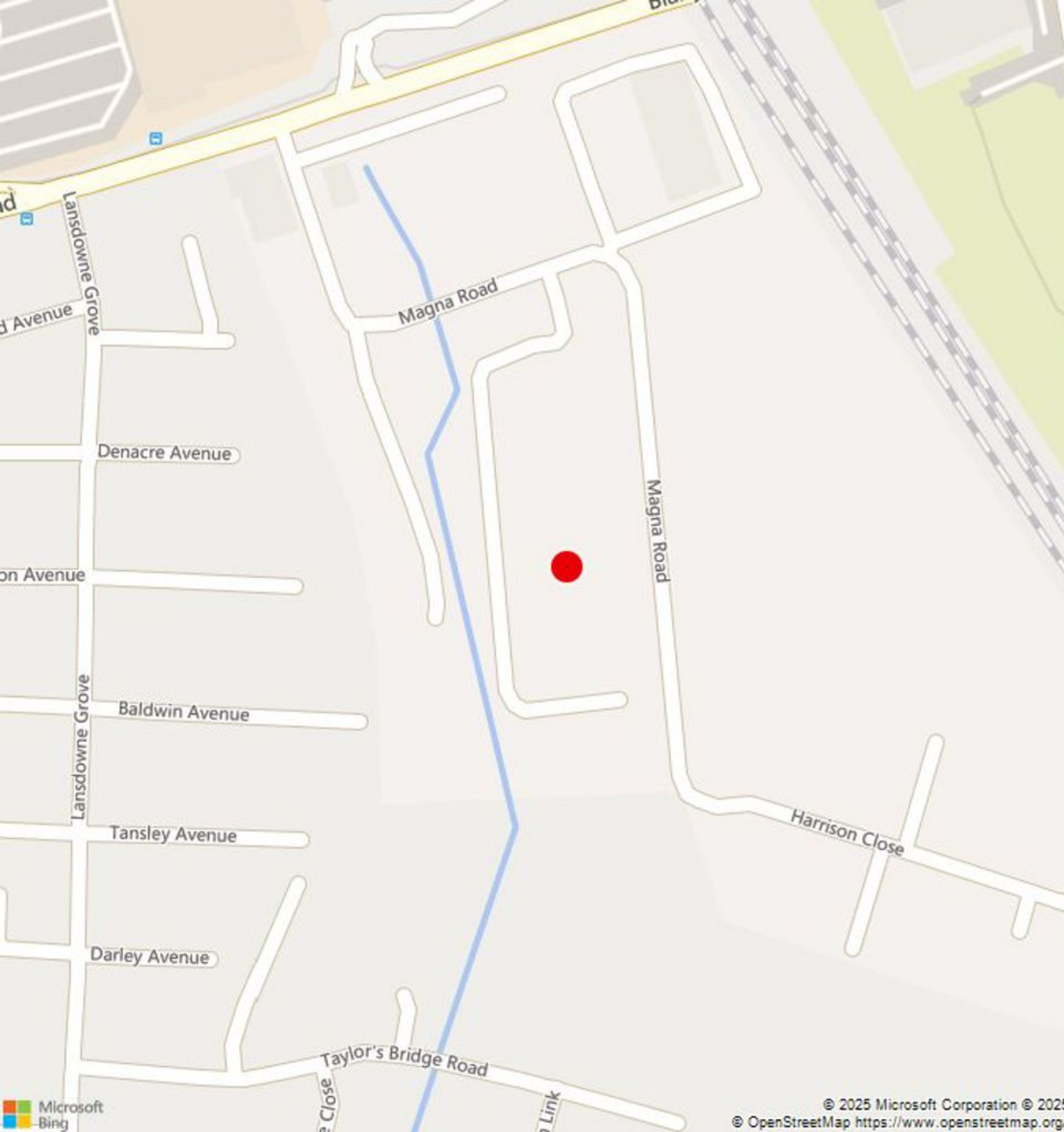


9,872 Sq Ft (917.11 Sq M)

Price on Application Rent on Application

- ▶ 5 miles to M1/M69
- ▶ Planning for E, B2 & B8
- ▶ 1 Mile to South Wigston Train Station
- ▶ 8m Eaves





## LOCATION

The property occupies a prominent position on Magna Road in South Wigston which is 5 miles south of Leicester city Centre and 6 miles to Junction 21 of the M1/M69 Motorway exchange. Other local occupiers in the Area include Cromwell Tools, Dellifrance SV Timber and Tesco's.

## DESCRIPTION

The property benefits from the following.

- 3 Phase power
- 8 meters to eaves
- 37.5 kn Sq.m floor loading
- Electric loading doors
- First floor office /storage space
- Ability to combine
- Collateral warranties
- EV Charging points
- Breeam 'Very Good'



## ACCOMMODATION

The property offers the following accommodation:

|              | Sq Ft | Sq M   |
|--------------|-------|--------|
| Ground Floor | 8,074 | 750.07 |
| First Floor  | 1,798 | 167.03 |
| Total        | 9,872 | 917.11 |

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

## CURRENT RATING ASSESSMENT

Please refer to the Local Authority for information on rates

## EPC

Energy Rating: B

## PRICE

Price on Application

## RENT

Rent on Application

## VAT

It is understood that VAT is payable on all rents.

## POSSESSION

The property is available upon completion of legal formalities.

## 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**  
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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.