

REFURBISHED INDUSTRIAL UNITS TO LET

Viking Road, Wigston, Leicestershire, LE18 2BL



6,681 - 51,726 Sq Ft (620.66 - 4,805.35 Sq M)

Rent On Application

- ▶ Portal Framed Units With Two Storey Offices
- ▶ Available As A Whole Or In Part
- ▶ Large Incoming Power Supply
- ▶ B2 Industrial Planning



LOCATION

The units are located on Viking Road, Wigston, an established cul-de-sac industrial estate, approximately 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 approximately 4 miles away.

DESCRIPTION

7 detached and inter-connected industrial units within a wider complex. Each unit is constructed with a steel portal frame with clear span warehouse space and two storey office accommodation.

Each unit has roller shutter access, loading apron and an internal clearance of 3 - 3.5m. The site benefits from a substantial incoming power supply (details on request).

The offices provide open plan accommodation with W.C. provision.

ACCOMMODATION

Description	Sq.ft	Sq.m
Units 6 & 7		
Warehouse	11,852	1,101.1
Offices	3,061	284.4
Single Storey Link	1,232	114.5
Units 8 & 9		
Warehouse	9,386	872
Rear Unit	2,388	221.9
Offices	3,109	288.8
Units 13 & 14		
Warehouse	10,945	1,016.7
Offices	3,072	285.4
Unit 15		
Warehouse	5,117	475.4
Offices	1,564	145.3
Total	51,726	4,805.5



CURRENT RATING ASSESSMENT

The properties are currently assessed as a whole and require re-assessment. Further information is available upon request.

SERVICES

All mains services are connected to the buildings.

EPC

Energy Ratings: D - E.

TENURE

The properties are available by way of new leases on full repairing and insuring basis.

RENT

Rent On Application

VAT

It is understood that VAT is payable on all rents.

PLANNING

We understand that the property benefits from Class B2 (General Industrial) of the Town & Country Planning Uses Order 1987.

JOINT AGENT

Andrew & Ashwell
0116 254 1220



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk
0116 254 0382



Will Shattock

wjs@appleicester.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.



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(0116) 254 0382



pc@appleicester.co.uk