

INDUSTRIAL / WAREHOUSE UNIT TO LET

86 Pullman Road, Wigston, Leicestershire, LE18 2DB

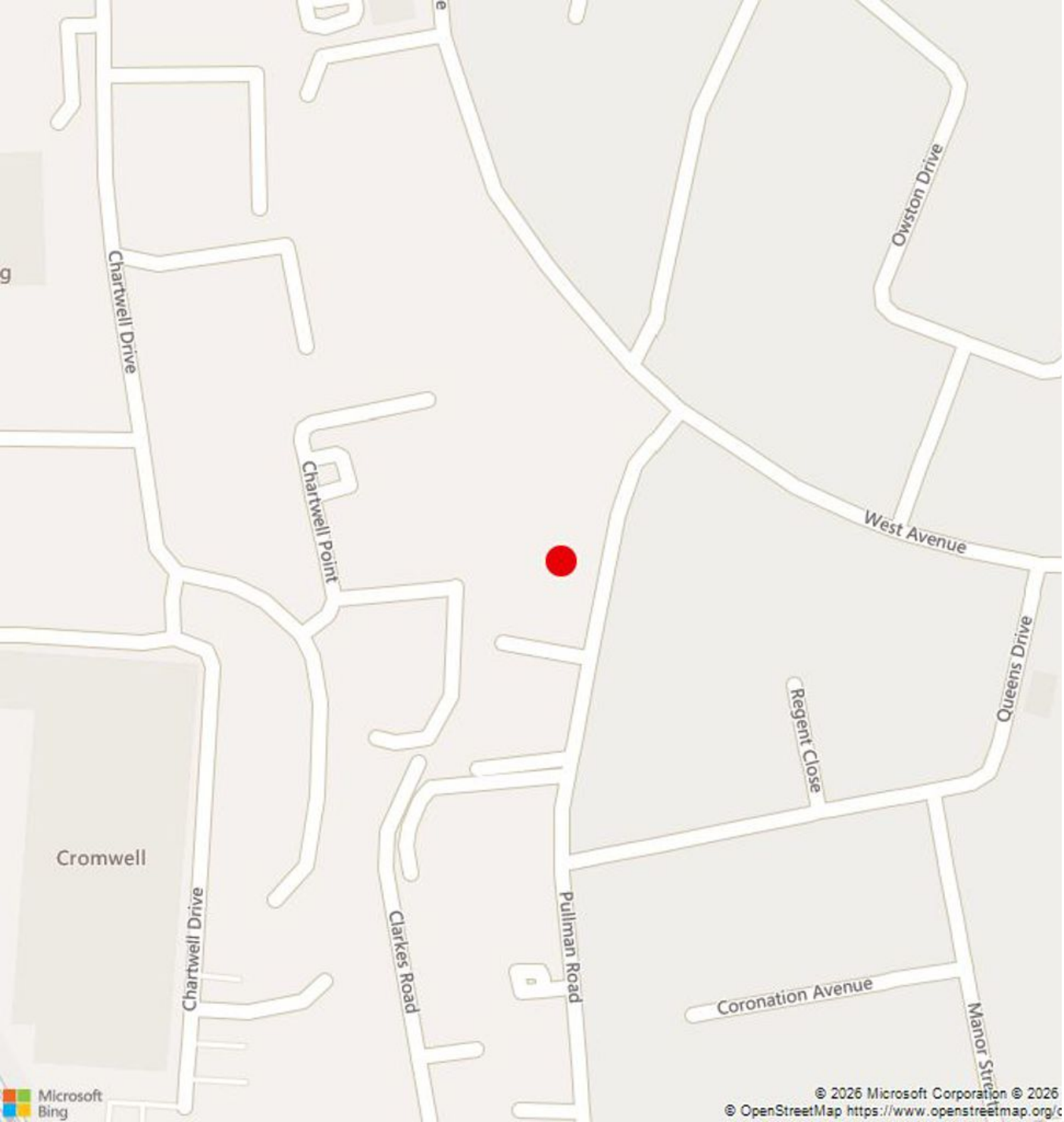


15,108 Sq Ft (1,403.53 Sq M)

£75,000 per annum exclusive

- Established industrial location.
- Open plan warehouse accommodation.
- Good labour pool.
- New lease available.





LOCATION

The property is located on Pullman Road, Wigston approximately 4 miles south of Leicester city centre, in close proximity to Wigston Train Station. The surrounding area is mixed use with residential, commercial and employment-based premises. The industrial stock includes trade counter, light and general industrial activities. There are established neighbouring industrial locations including Chartwell Drive, Gloucester Crescent and Viking Road Industrial Estate, with occupiers including Travis Perkins, Cromwell, Deli France and Howdens. There is also high density housing offering a strong labour pool.

DESCRIPTION

The property comprises a predominantly single storey industrial / warehouse property which is formed of 2 bays of both solid brick and brick & block construction under a combination of pitched and north light roof systems. Each bay provides open plan accommodation with a solid concrete floor throughout. There are various access points for loading and unloading along the front, side, and rear elevations. There is a two-storey office element at the front of the property providing well presented office accommodation along with kitchen and w/c facilities.

At the front of the property there is secure forecourt for loading and parking along with additional yard space along the side of the property providing additional loading, parking and storage capability.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	14,394	1,337.2
First Floor	714	66.33
Total	15,108	1,403.53

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

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston
Rateable Value: £40,250

Please note that the Rateable Value will increase to £44,500 from 1st April 2026

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

SERVICES

Mains water; electricity (3-phase) and gas are connected to the property.

The warehouse is heated by way of gas fired space heaters.

EPC

The property has an Energy Performance Rating of D-78.
The EPC will be valid until May 2033.

RENT

£75,000 per annum exclusive

LEASE TERMS

The property is available to let on Full Repairing and Insuring lease terms for a period of years to be agreed, incorporating rent reviews at each third year.

VAT

It is understood that VAT is not payable in respect of rents.

POSSESSION

The property is available immediately following 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.



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.