

MODERN INDUSTRIAL UNIT TO LET

Westley Grange, Unit 43, West Avenue, Wigston, Leicester, LE18 2FB



824 Sq Ft (76.55 Sq M)

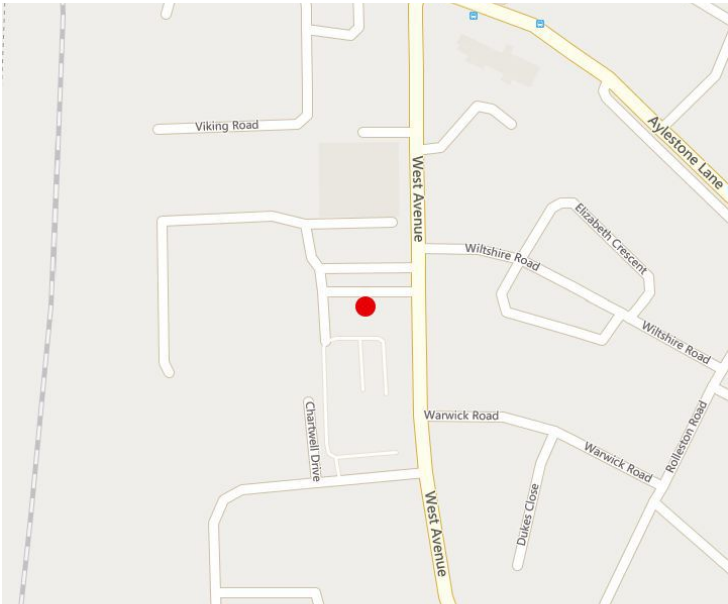
£9,500 per annum exclusive

- ▶ Popular South Leicester Industrial Estate
- ▶ Roller shutter access
- ▶ 3 phase electrical supply
- ▶ External parking

LOCATION

Westley Grange is situated just off Chartwell Drive, which is a popular industrial location in South Wigston.

Leicester is situated approximately 3 miles to the south and there is good connectivity to the outer ring road and the motorway network.



DESCRIPTION

The property comprises an end of terrace single storey industrial unit of conventional portal frame construction. There are cavity brick walls with facing brickwork on the external elevations and internal painted block walls.

At the front of the property is a personnel entrance door and a roller shutter door. Internally, there is clear span workshop with an eaves height of 3.8m. A mezzanine deck has been introduced which provides additional storage.

The property benefits from a toilet facility and a well presented kitchen area. Externally, there are 2 parking spaces.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	600	55.74
Mezzanine	224	20.81
Total	824	76.55

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

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston Borough Council
Rateable Value : £4,250

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

EPC

The property has an Energy Rating of E.
The EPC will be valid until 28 February 2028.

PLANNING

We understand that the property benefits from Class E - commercial, business & service (formally B1) and B8 - storage and distribution, of the Town & Country Planning Uses Order 1987.

All interested parties should satisfy themselves that their use conforms with the relevant planning.

Motor repairs will not be permitted.

TENURE

The property is available by way of a new lease for a term of years to be agreed, on a full repairing and insuring basis.

RENT

£9,500 per annum exclusive

VAT

We understand that VAT is payable on the rent.

LEGAL COSTS

Each party to pay their own legal costs in relation to this transaction.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock
wjs@apbleicester.co.uk
0116 254 0382



Reg Pollock
rp@apbleicester.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 is 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.