



To Let

Modern Industrial Accommodation

+ 11a Chartwell Drive + Wigston + LE18 2FL



27,067 Sq Ft

£150,000 per annum



Detached unit



**6.2m - 8m
Working
clearance**



**4 x Loading
doors**



Secure site



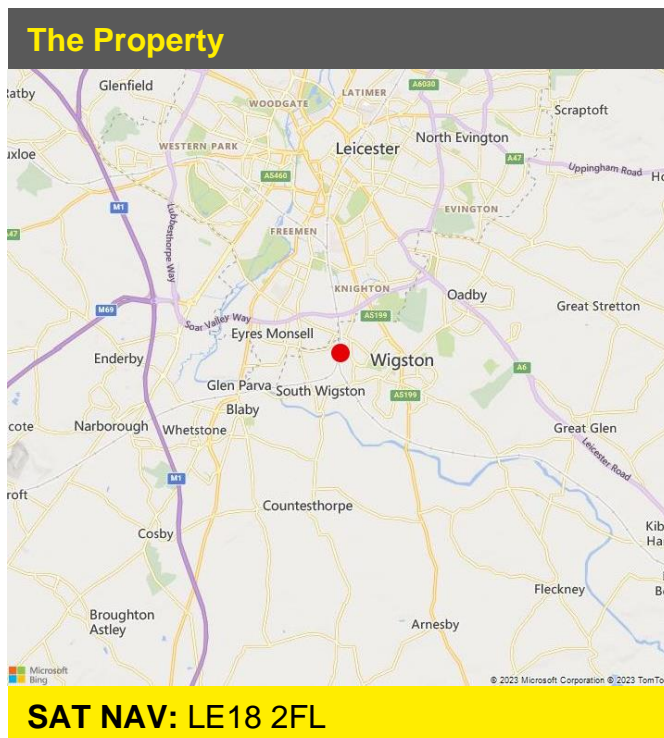


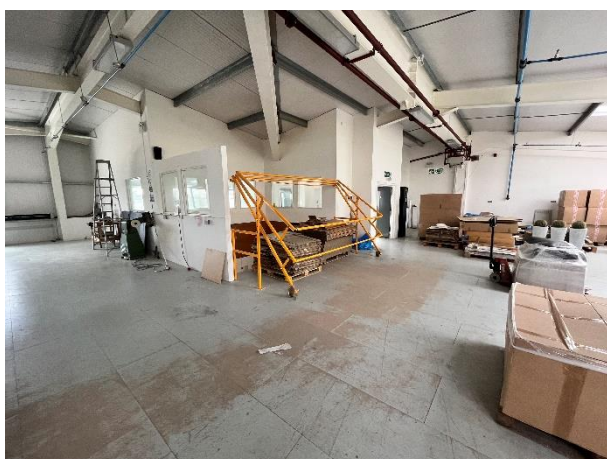
Location

The property is located on Chartwell Drive, Wigston, an established industrial location c. 4 miles south of Leicester City Centre.

Located c. 0.5 miles from the Outer Ring road (A563), road links are very good throughout the county and to the M1 M69 intersection (4 miles).

With a large localised population, the property also benefits from having a substantial labour pool. This is reflected in the businesses in the locality which include Travis Perkins, Screwfix, EMC Tiles, Howdens and Cromwell Tools.





Description

The property is constructed around a single span steel portal frame, providing modern industrial accommodation, incorporating a mezzanine/two storey section to the centre of the unit.

Two unencumbered warehouse sections provide full height accommodation with minimum clearance of 6.2m - 8m at the apex with suspended LED lighting and solid floors. The centre of these two warehouse sections incorporate a first floor level, previously used for assembly with forklift loading access from ground floor level. A trade counter entrance also provides access to the first floor level where WCs and canteen are located. 3 Phase power is in situ.

Loading is facilitated over a secure shared concrete forecourt, with 4 full height level loading doors. A demised yard provides parking for 19 vehicles.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u> Warehouse / Industrial	20,738	1,926.6
<u>First floor</u> Industrial / Assembly	6,329	588
TOTAL	27,067	2,514.5





Rating Assessment

The premises are jointly assessed with other premises and will be reassessed upon occupation. We estimate a rateable value in the order of £95,000 following re-assessment.

Rating information is for guidance purposes only.

Energy Performance Certificate

A 0-25

8 This is how energy efficient the building is.

Terms

The property is available on full repairing terms, for a period to be agreed at a rent in the order of **£150,000 per annum exc.** A service charge for the maintenance of the common yard will apply.

Prices are quoted excluding VAT, which is applicable at the prevailing rate.

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

Strictly by appointment with the sole agent

Kelvin Wilson
kww@andash.co.uk
07702 369 280

Malcolm Grayson
mdg@andash.co.uk
07855 956 361

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in