



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£12,900 Per annum

UNIT 3, 6 SPA LANE
WIGSTON | LE18 3QD

- 1912 sq. ft
- 3 Phase electricity
- Two car parking spaces

LOCATION

Approximately 4 miles south of the Leicester city centre. The outer ring road is approximately half mile distant and the M1/M69 approx. 4 miles. The surrounding area is predominantly characterised by residential premises.

DESCRIPTION

A secure industrial unit constructed from brick and blockwork, well-suited for use as a workshop or a variety of light industrial purposes. The property is arranged over two floors and benefits from 3-phase power supply. The ground floor features a solid concrete floor and WC.

The GIA (Gross Internal Area) is 177.68 sq.m (1912 sq. ft.)

Ground Floor 89.96 sq.m (968.32 sq.ft) GIA
First Floor 87.73 sq.m (944.32 sq.ft) GIA

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA (Gross Internal Area) is 159 sq.m (1,715 sq.ft)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £4,500. Interested parties are advised to speak with the Local District Council for further information.

EPC

The property is currently being assed for an EPC.

TERMS

The property will be let by way of a new lease direct with the Landlord on terms to be agreed. Each party to bear their own legal costs.

VAT

The Property is not opted to tax.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



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