

## To Let

Unit A-C, Bowbridge Works, Chartwell Drive,  
Wigston, Leicester. LE18 2FL

Modern High Bay Warehouse with Yard



- Gross Internal Area 1,452.6 Sq M. (15,636 Sq Ft)
- High Internal Clearance reaching 9.25M
- Secure yard (can be separately fenced off)
- No working hour restrictions
- Good access to A563/M1/M69.
- Immediately available

**New Lease - £68,000pax**

## LOCATION

Chartwell Drive is an established industrial location in Wigston, to the south of Leicester. This is one of Leicester's most sought after commercial locations and benefits from access to a good local labour supply.

The outer ring road is approximately half mile distant and the M1/M69 approx. 4 miles.

The surrounding area is predominantly characterised by industrial and warehouse premises.

The property forms part of Bowbridge Works comprising modern industrial and warehouse accommodation.

## DESCRIPTION

Unit A-C was built approximate 2008 and comprises clear span warehousing with a high internal clearance ranging from 7.4m to 9.25m to the underside of the steel.

The premises offer exceptional unencumbered volume warehousing which benefits from 3 separate loading doors, each with a clearance height of 4.7m. There is a good level concrete floor and sodium lighting.

Externally the property benefits from being on a secure site, but it additionally has a large dedicated yard area which is well suited to external storage. The tenant will be permitted to fence off this yard if required.

## ACCOMMODATION

Gross Internal Area **1,452.6 sq.m. (15,636 sq.ft.)**

## BUSINESS RATES

Description:	Warehouse & Premises
Rateable Value (2010)	£59,500
U.B.R. (2012/13):	£0.455
Est. Rates Payable (2012/13)	£27,073



## ENERGY PERFORMANCE CERTIFICATE

The property is not heated and therefore does not require an Energy Performance Certificate.

## LEASE TERMS

The premises are immediately available by way of a new lease for terms to agreed directly with the Landlord subject to a commencing rental of **£68,000 pax +VAT.**

## VIEWING

**Andrew & Ashwell** Chartered Surveyors  
53 London Road Leicester LE2 0PD

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