



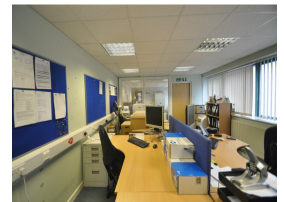
**ANDREW
+
ASHWELL**

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To Let

**Bowbridge Works, Chartwell Drive, Wigston,
Leicester. LE18 2FL**

Substantial - Factory/warehousing divided to occupiers requirements.



- Individual units divided from 2,011.7 Sq M (21,654 sq ft)
- Single Storey, Good Loading Access, Gas Heating, Lighting, etc.
- No working hour restrictions
- Flexible units sizes (see overleaf)
- Competitive rent

NEW LEASE TERMS – COMPETITIVE RENT

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

The property comprises of single-storey steel framed factory/warehouse premises benefiting from three-phase electricity supply, fluorescent lighting, gas fuelled blower heaters and multiple loading points.

The property benefits from good external areas to enable parking and circulation space for articulated vehicles.

Internal clearance typically ranges from 3.3M to 6.2M.

The total area comprises approximately 64,575 sq ft. It will be divided to meet occupier requirements.

Some "Optional sizes" are as follows:

	Sq Ft	Rent (psf)	RENT(pa)
Option 1	7622	£3.75	£28,600
Option 2	21654	£3.30	£71,500
Option 3	28058	£3.20	£90,000
Option 4	28896	£3.20	£92,500
Option 5	35299	£3.10	£110,000
Option 6	39630	£3.10	£123,000
Option 7	56953	£3.00	£170,000
Option 8	64575	£3.00	£194,000

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be prepared for occupiers based on their size requirements.

TIMING

The premises are immediately available and much of the internal walls are substantially complete such that the units can be made self contained within days. Heating, lighting and power is already in place.

LEASE TERMS

The units are available by way of a New Lease directly with the Landlord. Therefore flexible terms can be accommodated.

The lease will be on normal full repairing and insuring terms with rents payable quarterly in advance and subject to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the sole agent

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

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