



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



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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 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.)

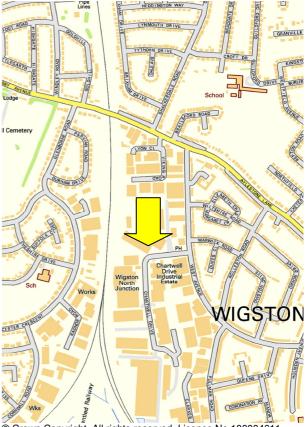
BUSINESS RATES

Description: Warehouse & Premises

Rateable Value (2010) £59,500

U.B.R. (2012/13): £0.455

Est. Rates Payable (2012/13) £27,073



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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

Contact: Malcolm Grayson MRICS Email; mdg@andash.co.uk

Telephone 0116 2541220 Fax 0116 2470245

Web www.andash.co.uk

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