

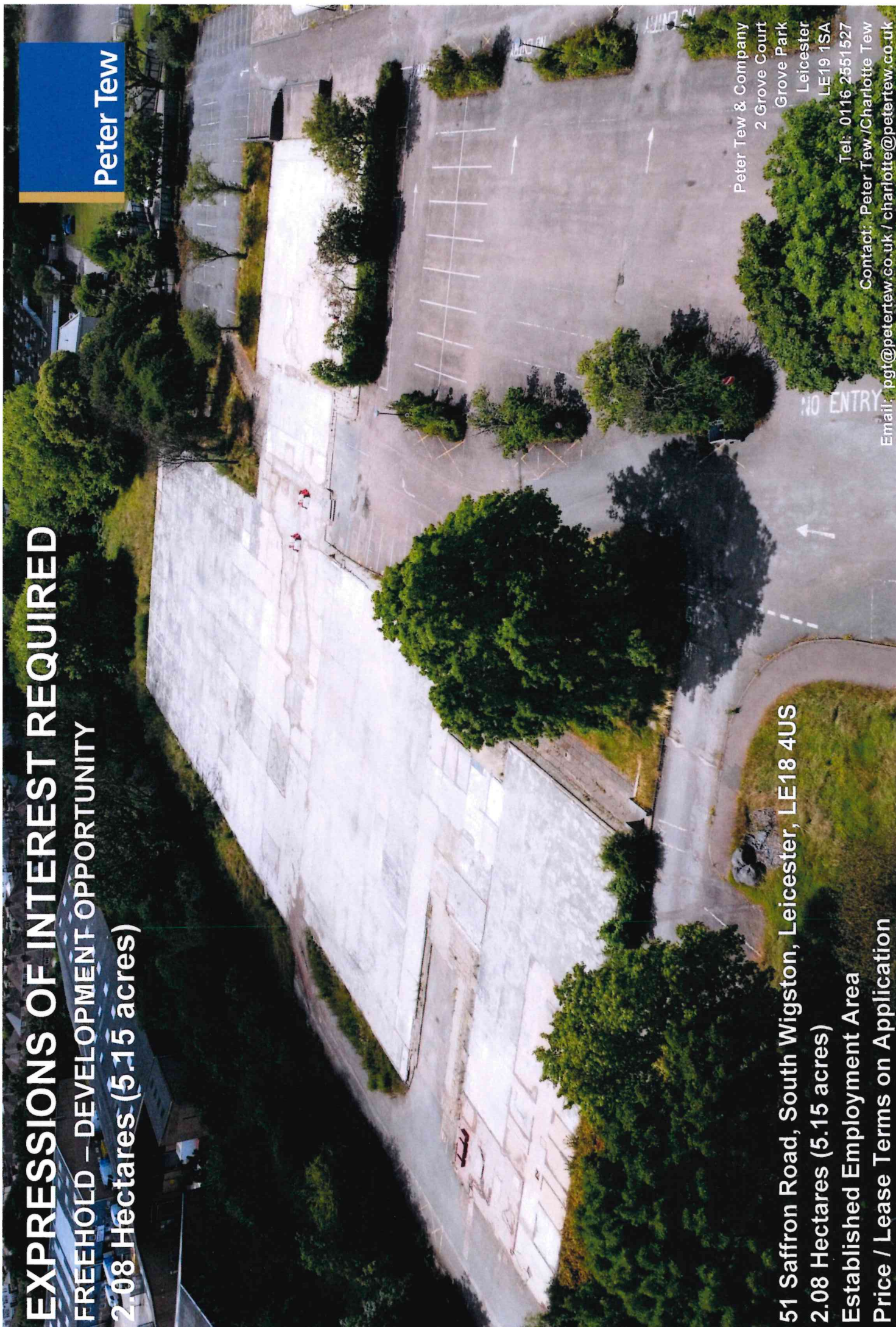
EXPRESSIONS OF INTEREST REQUIRED

FREEHOLD – DEVELOPMENT OPPORTUNITY
2.08 Hectares (5.15 acres)

Peter Tew

51 Saffron Road, South Wigston, Leicester, LE18 4US
2.08 Hectares (5.15 acres)
Established Employment Area
Price / Lease Terms on Application

Peter Tew & Company
2 Grove Court
Grove Park
Leicester
LE19 1SA
Tel: 0116 2551527
Contact: Peter Tew /Charlotte Tew
Email: pgt@peter Tew.co.uk / charlotte@peter Tew.co.uk



Location

The site lies approximately 4.2 miles south of Leicester City Centre and 6.4 miles south east of Junction 21 of the M1 / Motorway.

Description

The site extends to an area of approximately 2.08 hectares (5.15 acres) and currently comprises a level site.

Development Options

The site may be suitable for a variety of different uses including leisure, retail, residential, industrial warehousing and specialist occupiers subject to planning.

Indicative layout sketches can be provided on request.

Legal Costs

Each party are responsible for their own legal costs incurred in this transaction.

Subject to Contract / Subject to Lease

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

Anti- Money Laundering Policy

In accordance with anti- money laundering regulations, two forms of identification will be required. This evidence will be required prior to solicitors being instructed.

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.

Proposal

Seeking interest from occupiers with a view to development as a whole or part with specific requirements.

Price / Lease Terms

On application

VAT

VAT applicable.

Health and Safety

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

Viewings

The site can be viewed from the public highway. Any access from to the property is strictly by appointment only through Peter Tew.

For further information please contact a member of the team.

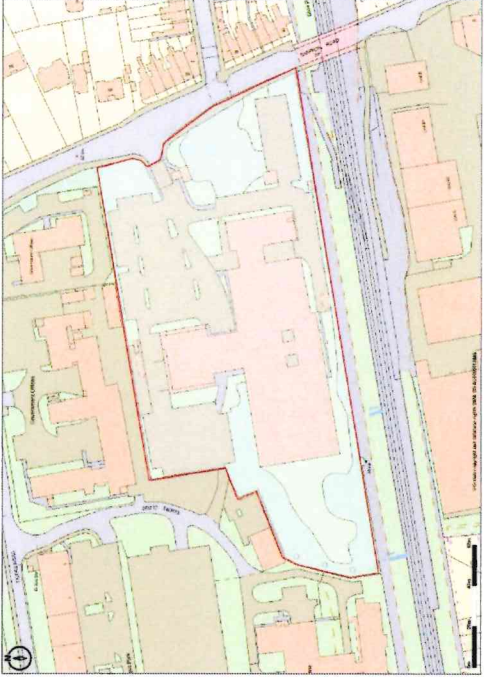
Contact: Peter Tew / Charlotte Tew

Email: pgt@peternew.co.uk / charlotte@peternew.co.uk

T.CL.T.19688 July 2024

Important Information

Peter Tew for, themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) these particulars do not constitute any part of any offer or contract, (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract, (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

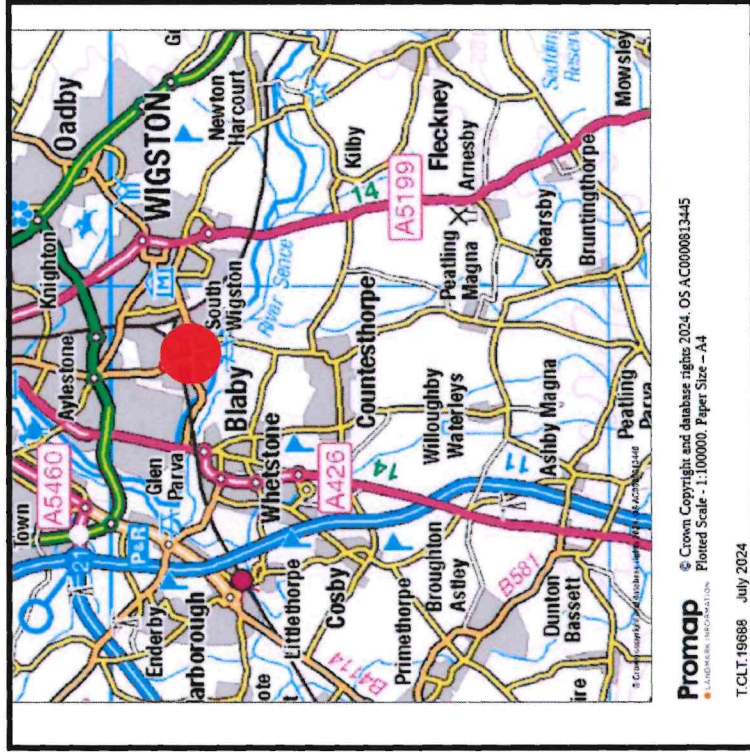


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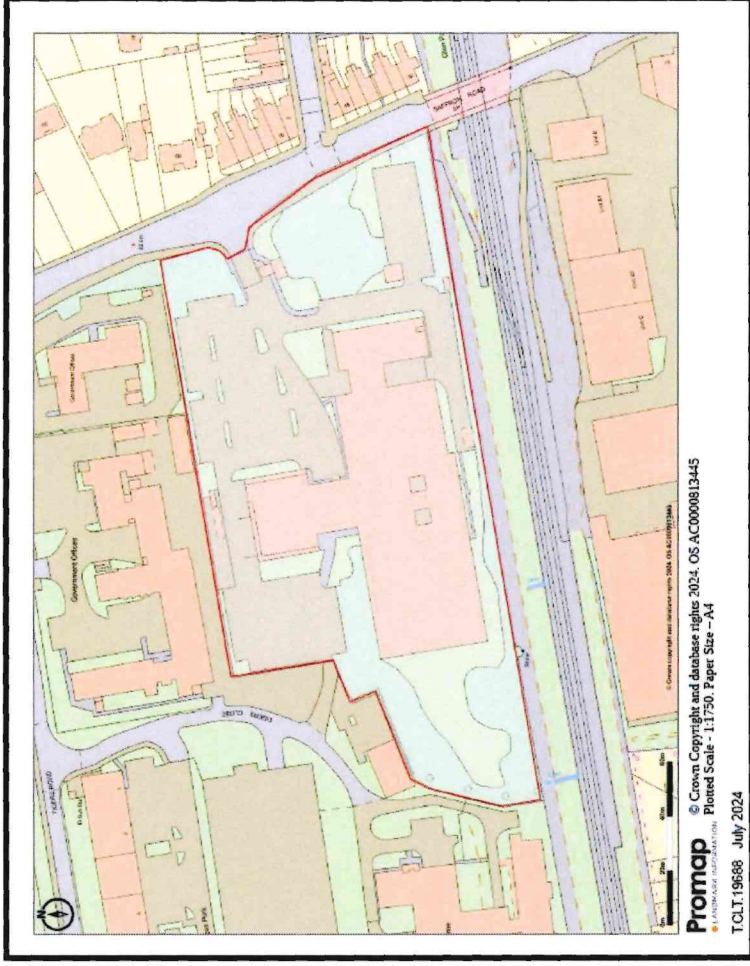


SITE PLAN

SOUTH WIGSTON, LEICESTER



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