



**TO LET**

£10,000 Per annum

6 SPA LANE  
WIGSTON | LE18 3QD

- Workshop 1264 sq.ft - Mezzanine Office 450 sq.ft (GIA)
- 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 of brick and block, ideal for use as a workshop or other light industrial uses. The unit benefits from a mezzanine office, 3 phase electricity, concrete flooring, double door entry for access. Minimum eaves height is 4.4 meters to a maximum of 5.3 meters, head height under mezzanine floor is 2.3 meters.

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

Main Workshop 117.43 sq.m (1264 sq.ft)

Mezzanine Office 41.81 sq.m (450 sq.ft)

## 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)

## 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.

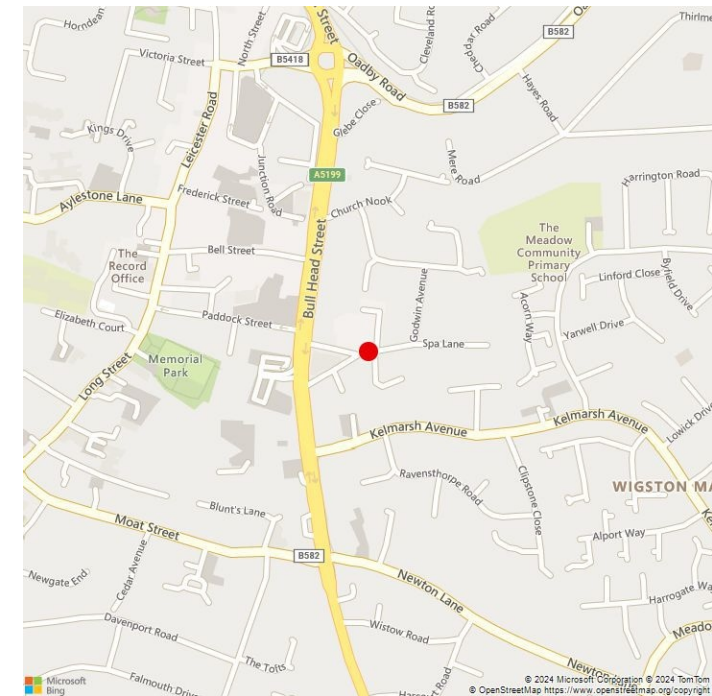
## LEGAL COSTS

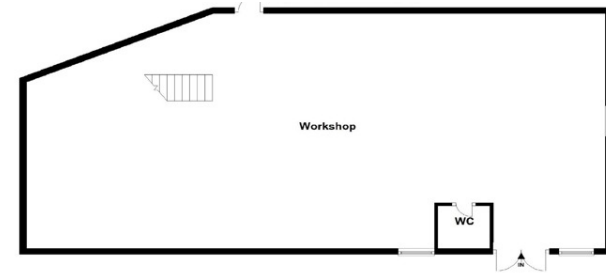
Each party to bear their own legal costs.

## OFFER PROCEDURE

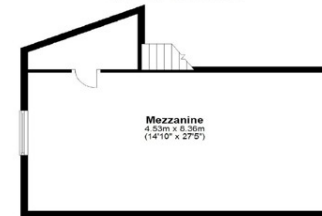
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'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





First Floor  
Approx. 412 sq. metres (4003 sq. feet)



### SUBJECT TO CONTRACT Disclaimer:

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