



**1 Magna Road
South Wigston
Leics
LE18 4ZH**

01509 233433

TO LET
£300,000 pax



Substantial Detached Warehouse

5,197.98 sq m (55,951sq ft)
On site of 2.5 Acres

1 Magna Road, South Wigston, Leics, LE18 4ZH

LOCATION

The property comprises a substantial site fronting Magna Road in South Wigston with good access to the B582, Station Road, to the south of Leicester City.

The property's location is shown on the plan within these particulars.



DESCRIPTION

Detached twin-bay portal frame warehouse benefitting from large dedicated loading yard, two dock level and a single level access loading doors. Solid concrete flooring, substantial parking with additional yard potentially available to both sides.

Clearance to underside of haunch 5.5m. Maximum internal clearance 11.13m.

The building has 2 x dock-level access doors provided to the gable end front elevation.

The warehouse has the advantage of energy efficient LED lighting.

The property also benefits from integral offices with new entry to be provided.

The self-contained site has two access points.

ACCOMMODATION

Ground Floor		
Warehouse/	5,145.34 sq m	(55,384 sq ft)
First Floor		
Offices	52.64 sq m	(567 sq ft)
Total GIA	5,197.98 sq m	(55,951 sq ft)

TENURE

The property is available on a new lease on terms to be agreed.

RENT

£300,000 (three hundred thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Oadby & Wigston
Period: 2022/2023
Rateable Value: £137,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The property has an Energy Performance Asset Rating of 55 within Band C.

PLANNING

We understand the premises have an established use as a warehouse in accordance with Class B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987. At appeal Reference: APP/M2460/A/12/2189779 change of use permission was granted for a Waste Transfer material recycling facility. A copy of the decision notice is available on application.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations