



**FOR SALE**

**Magna Road**

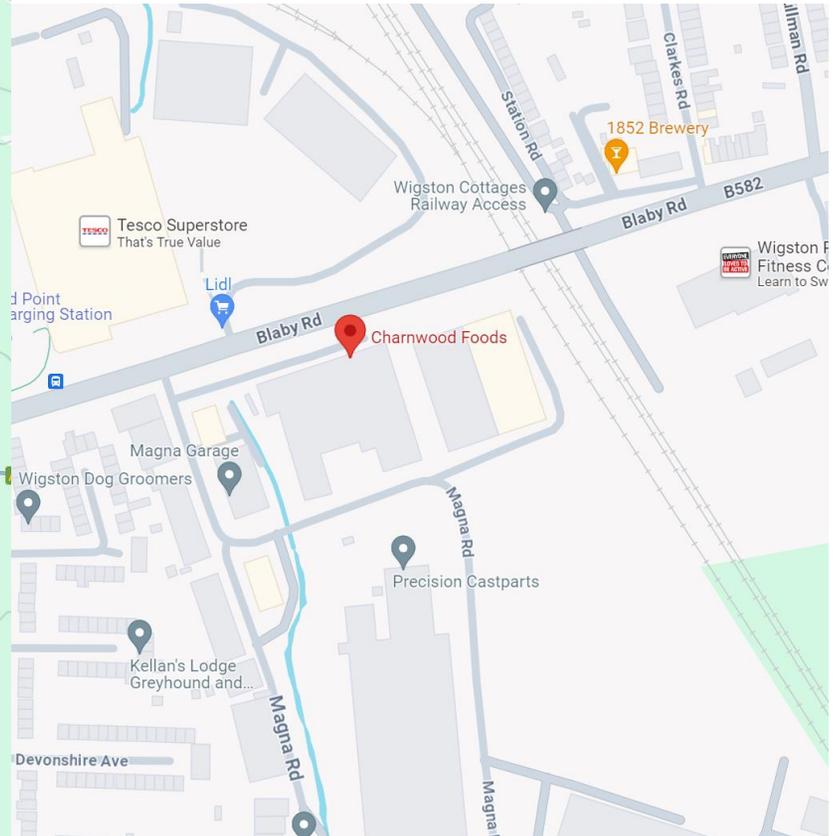
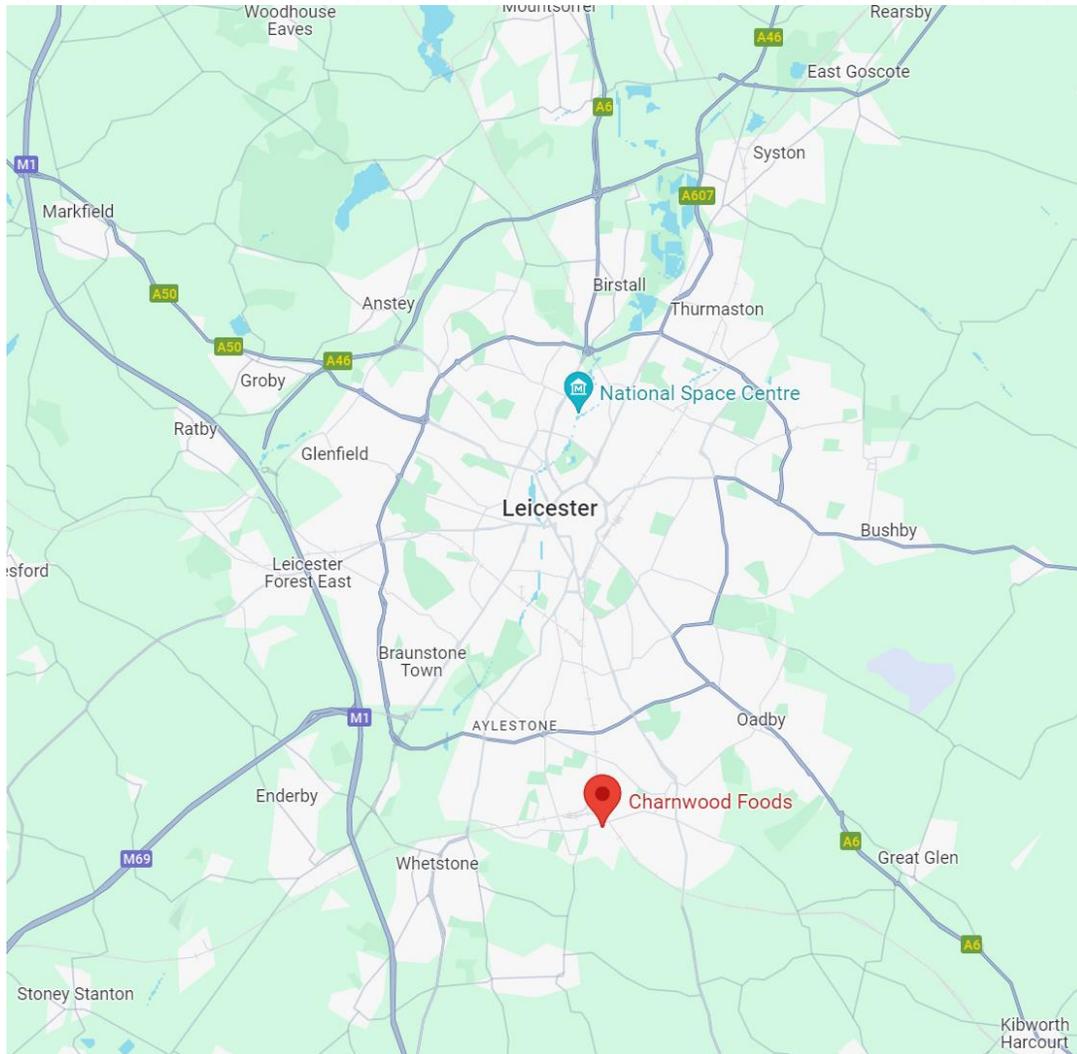
Wigston  
LE18 4ZH

59,186 sq. ft on 1.90 Acres



# LOCATION

# Magna Road, Wigston, LE18 4ZH



The property is located in South Wigston, which is a well-established industrial/warehouse location South of Leicester.

The site is located 5.2 miles south of the City Centre (accessed via the A426) and 5.3 miles east of the M1 and M69 Motorways (accessed via the A563 Leicester Ring Road), which is within close proximity to the site and provides access to major trunk road including the A6, A46 and A50.

The site is located close to a Tesco Superstore, Lidl, Wickes, Wigston College and South Wigston Centre that has a mixture of specialist shops.

South Wigston Railway Station provides access to the Cross-Country Rail Service for travel to Leicester or Birmingham New Street and is less than 1 mile walking distance from the site.

# PROPERTY FEATURES

The site is the former Charnwood Foods facility extending to some 1.9 acres (0.76 hectares), upon which stands manufacturing buildings totaling 59,114 sq. ft. The site has two access points both via Magna Rd, one leading to rear parking and the second delivery access to the front of the site via way of two dock level loading doors.



## Availability

Building	Sq. ft	Sq. m
Warehouse	48,791	4,533
Office	10,395	965.7
<b>TOTAL</b>	<b>59,186</b>	<b>5,498.7</b>
Area	1.9 Acres	0.76 Hectares

## Specification

Comprised of two interconnecting manufacturing buildings of differing age and construction.

The current layout is set to provide manufacturing facilities over multiple levels across two manufacturing lines.

The site is serviced via mains water, gas, electric and drainage.



## Tenure

The property is available on a Freehold basis.

## Price

On Application

## Data Room

Access upon request

## EPC

D: 84

## VAT

The premises have been elected for VAT which will be charged at the prevailing rate

## Legal Costs

Each party to bear their own costs incurred in the transaction

## Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required



## CONTACT

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## VIEWINGS

Viewings are via appointment  
only with Cushman & Wakefield

