



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£10,000 Per annum

6 SPA LANE
WIGSTON | LE18 3QD

- 858 Sq. Ft
- Two car parking spaces
- Modern Offices
- Versatile Use

LOCATION

Approximately 4 miles south of the Leicester city centre. The outer ring road is approximately half mile distance and the M1/M69 approx. 4 miles. The surrounding area is predominantly characterised by a mix of commercial premises and residential premises.

DESCRIPTION

Situated within a mixed-use industrial estate in Wigston, Leicestershire. The Property offers a modern and versatile office space extending to approximately 858 sq. ft . The accommodation is arranged over two floors, comprising two principal office areas, a modern kitchen, and WC facilities, making it ideal for a variety of business uses. The internal space benefits from recent refurbishment, including contemporary LED lighting. This property is particularly suited to businesses seeking flexible office use in a convenient and accessible location. There is parking provisions for two vehicles.

Ground Floor 49.85 sq.m (536.64 sq.ft) NIA
First Floor 29.89 sq.m (321.78 sq.ft) NIA

ACCOMMODATION

The Property has been measured on a Net Internal area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA (Net Internal Area) is 79.71 sq.m (858 sq.ft)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £6,400. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of D (91) . A Copy of the certificate is available upon request.

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

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a '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.



SUBJECT TO CONTRACT Disclaimer:

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