TO LET

EXCELLENT INDUSTRIAL/WAREHOUSE UNIT

4,408 SQ FT (409.47 SQ M)

UNIT 16 GENESIS PARK

Magna Road | South Wigston| Leicester | LE18 4ZH

HOLT.
COMMERCIAL

FEATURES

- Well established industrial warehouse location
- M1 and M69 circa 5.3 miles distant
- South Wigston Railway Station circa 1 mile
- Eaves height 8.5m extending to 9m
- LED lighting (to be installed)
- 3 parking spaces with EV charging point for 2 vehicles

Location

The property is located on Genesis Park, South Wigston, which is a well established industrial warehouse location south of Leicester. Leicester City Centre is approximately 5.2 miles distant accessible via the A426. The M1 and M69 are approximately 5.3 miles to the east. South Wigston Railway Station is circa 1 mile from the property, which provides rail service connections to Leicester and Birmingham New Street.

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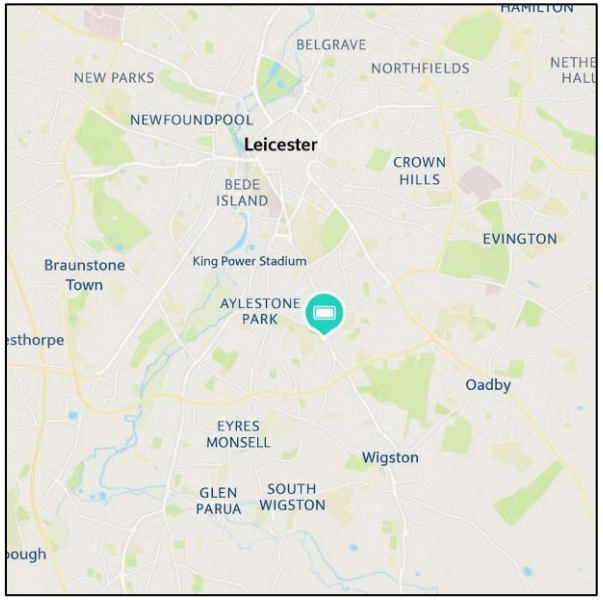
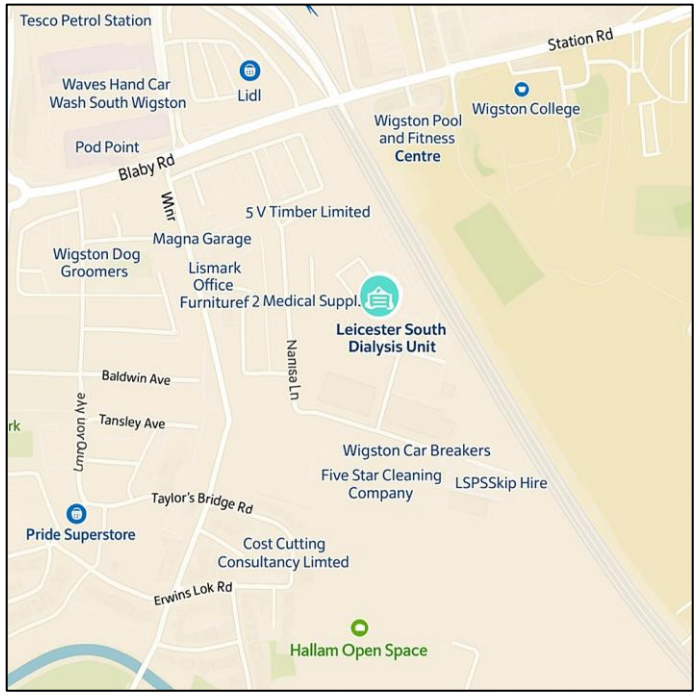










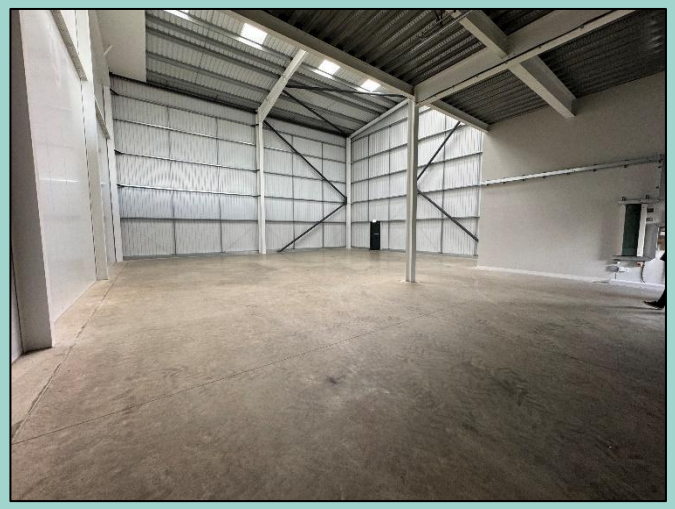
Description

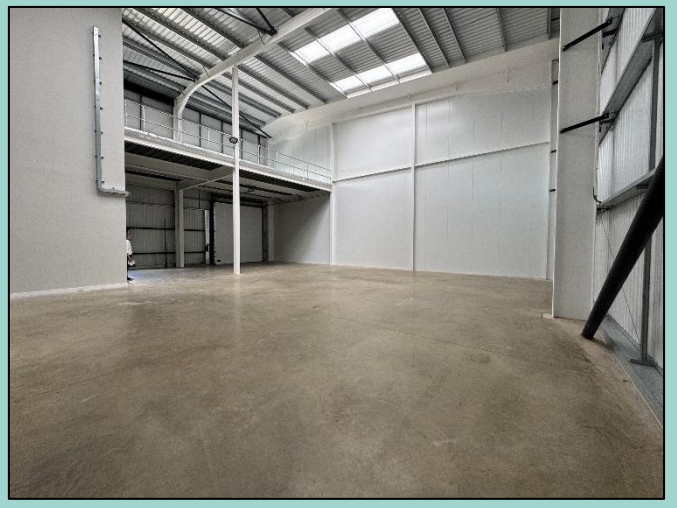
Gensis Park consists of 15 modern warehouse units all providing BREEAM Very Good ratings.

Unit 16 is steel portal frame construction with high performance insulated cladding to the elevations and roof. The roof provides approximately 10% inset roof lights. The property is accessed to the front elevation via a personnel door and an electric roller shutter door.

Internally the property is currently completed to shell finish with a stairwell leading to a first floor mezzanine. There is room on the ground floor to provide a small reception office area if required. It is understood that WC facilities, LED lighting and fire systems will be installed to the property. The unit benefits from an eaves height of 8.5m extending to circa 9m. There is excellent clear height under the mezzanine floor of 4.95m.

Externally the property provides 3 parking spaces with electric charging point for two vehicles. There is also a loading bay to the unit. It is understood there is further parking on site available on a first come first served basis.







Accommodation

Unit/Floor	sq ft	sq m
Ground Floor Warehouse and Entrance Area	3,266	303.39
Mezzanine and Stairwell Area	1,142	106.08
Total GIA:	**4,408**	**409.47**

Services

Electricity, water and drainage are connected to the property and it is understood that gas is available on site if required. Interested parties are advised to satisfy themselves that this is the case.

Planning

We understand that the property has the benefit of planning permission for Use Classes E(g)(i), E(g)(iii), B2 and B8.

Tenure

The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

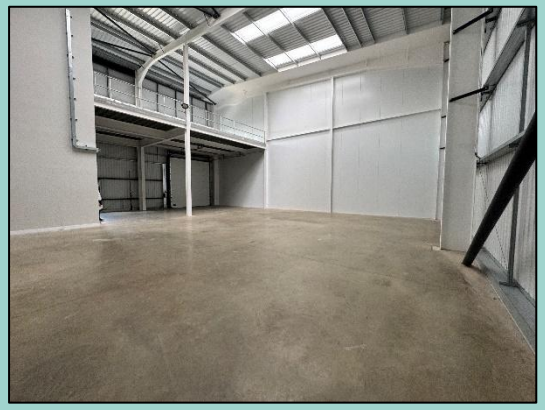
Upon application

Business Rates

Rateable Value: To be assessed

Energy Rating

B42. EPC available upon request.







Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the lessee.

Legal Costs

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

Further Information

Should you require further information or wish to arrange to view please contact the sole agents:

NICK HOLT
024 7655 5180 / 07956 444636
nick@holtcommercial.co.uk

EDWARD JENKINSON
024 7655 5180 / 07935 317329
ed@holtcommercial.co.uk

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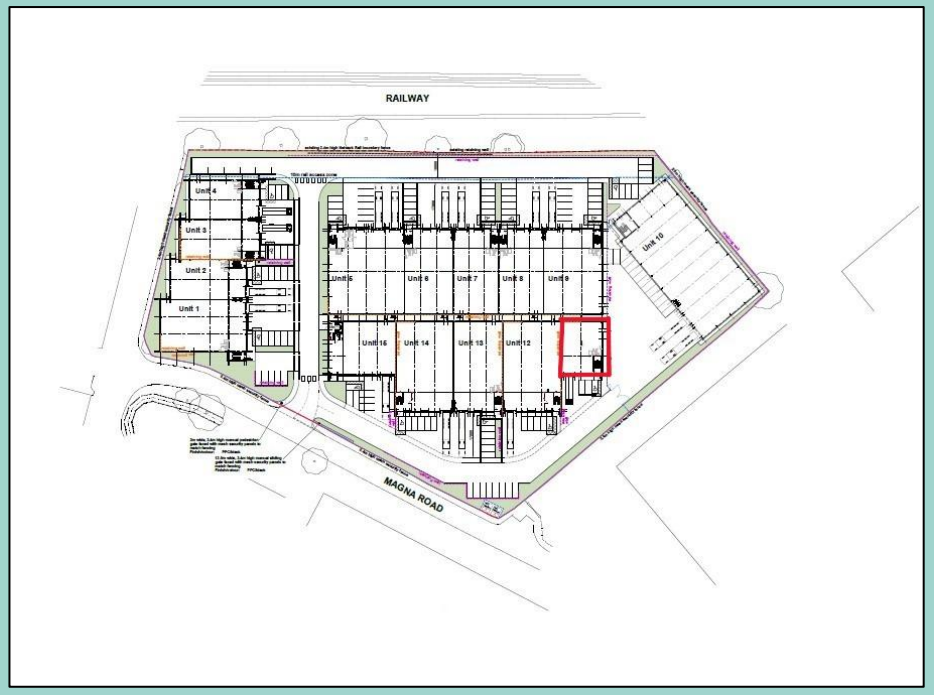

For indicative purposes only

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