



To Let

# Industrial Unit

8 Viking Road + Wigston + LE18 2BL



**6,883 Sq Ft**  
(639.5 SQ M)

**£46,750 per annum exc.**



**Portal framed  
construction**



**Two storey  
offices**



**Unit 9 NOW LET**



**Secure site**

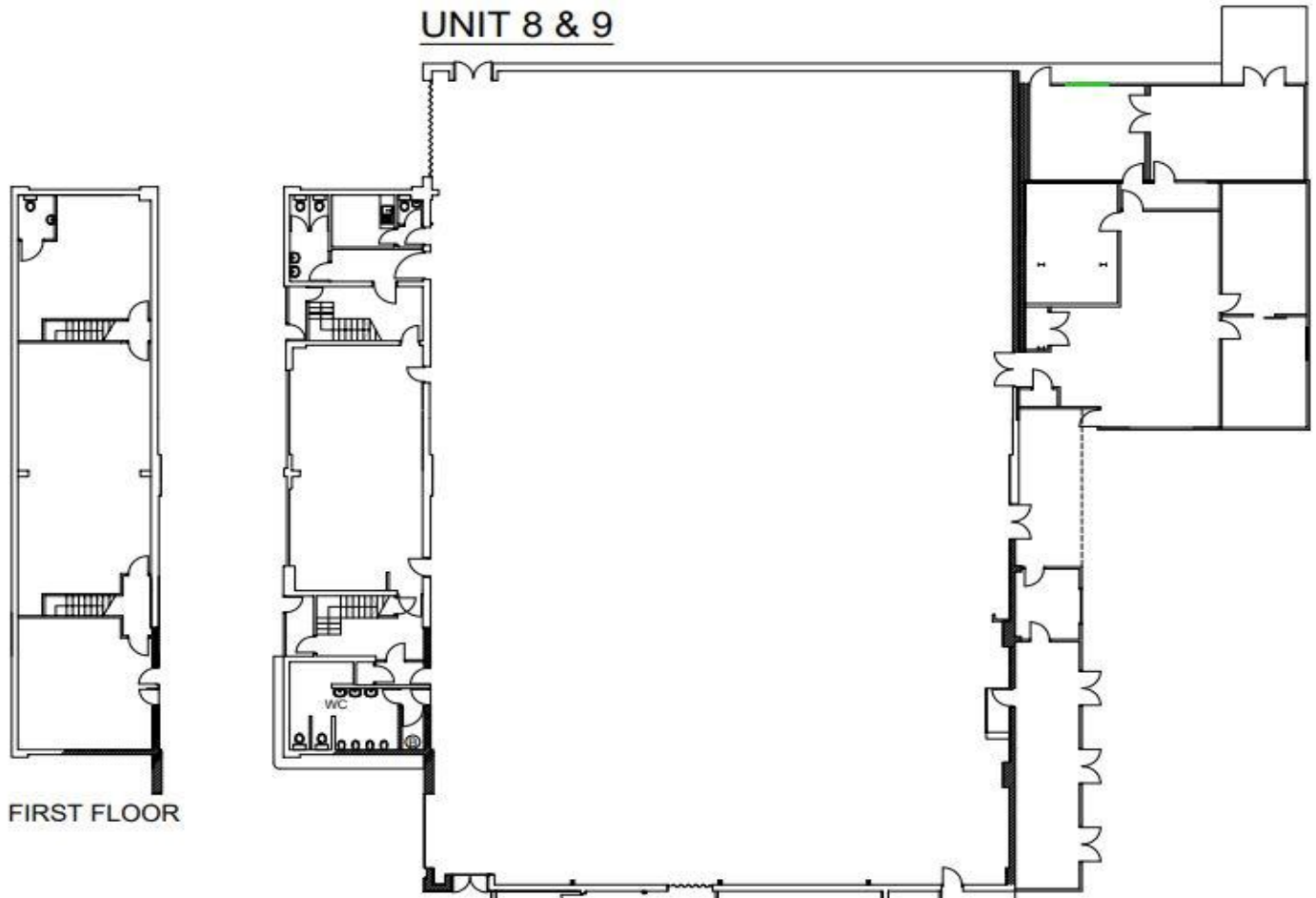


**Good road links  
+ labour pool**



**Available  
immediately**

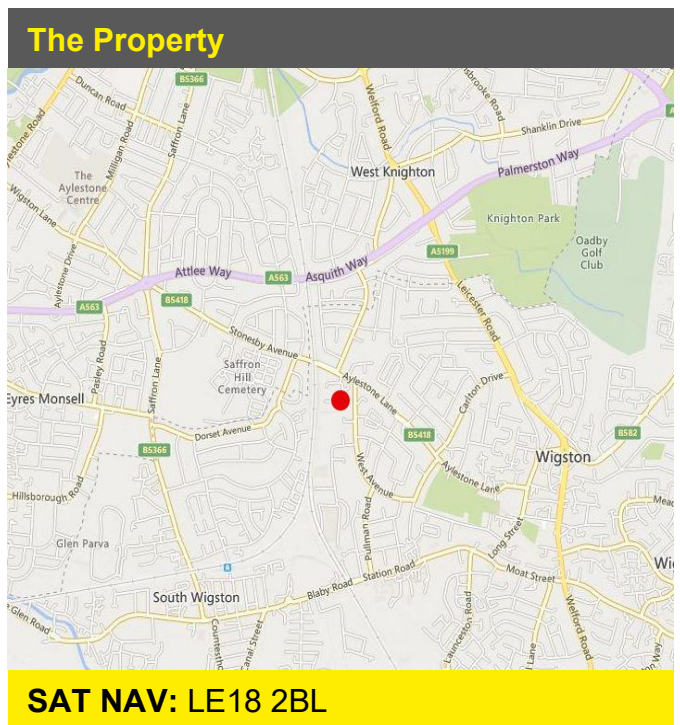




### Location

The properties are located on Viking Road, Wigston, an established cul-de-sac industrial estate c. 3 miles south of Leicester. Accessed off Aylestone Lane, Viking Road is well positioned to the Outer Ring Road (A563), linking to the M1/M69 intersection approx 4 miles away.

Surrounded by a large population catchment, labour to the area is good.





## Description

A semi detached industrial unit, constructed around a steel portal frame with corrugated roof over. Two storey offices are positioned to the front of the site, which is secured with the adjacent property with palisade fencing.

The building is constructed to provide open industrial accommodation, to an internal clearance of 3 metres, with roller shutter access over a self contained loading forecourt. Suspended LED lights are installed throughout and gas blower heating.

The offices are proportionately set out to provide mostly open plan office accommodation over both floors with ground floor WCs.

## Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ FT)
<b>Unit 8: 6,683 SQ FT</b>		
Industrial	5,128	476.4
Offices	1,555	144.5
<b>NOW LET Unit 9: 8,201 SQ FT</b>		
Industrial	4,693	436
Rear unit	1,953	181.4
Offices	1,555	144.5
<b>TOTAL</b>	<b>6,683</b>	<b>620.9</b>





## Rating Assessment

The property is currently assessed as a whole with a rateable value of £41,500. The property requires re-assessment.

## Terms

The property is on full repairing terms for a period to be agreed. Further information on quoting rents is available upon request.

Prices are quoted exclusive of VAT, which is applicable.

## Energy Performance Certificate

A copy is available upon request.

## Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

## Viewing

Strictly by appointment with A&A or the joint agents APB:

**Kelvin Wilson**  
[kww@andash.co.uk](mailto:kww@andash.co.uk)  
07702 369 280

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