

WAREHOUSE PREMISES

TO LET



Unit 2 Genesis Park, Magna Road,  
Wigston, Leicester, LE18 4ZH

#FileNo/2025AV

Eddisons

# Unit 2 Genesis Park

Magna Road, Wigston, Leicester, LE18 4ZH



Agreement

To Let



Detail

Warehouse Premises



Rent/Price

£58,000 pax



Size

526.34sq m (5,665 sq ft)



Location

Wigston, LE18 4ZH



Property ID

#FILENO/2025AV

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The Premises comprises a brand-new single storey mid-terrace industrial unit of steel portal frame construction with insulated profile steel cladded elevations beneath a pitched roof covered in similar cladding and incorporating 15% translucent roof light panels. The front elevation comprises an aluminium framed double glazed entrance door together with a full height electrically operated loading roller shutter at ground level whilst there is further double glazing above. The floors are constructed in solid concrete construction.

Internally, the premises is laid out to provide clear and unencumbered warehouse accommodation in shell condition at ground floor level together with mezzanine providing additional accommodation.

Externally, the premises has the benefit of a forecourt providing excellent loading and car parking facilities.

## Specification

The premises has the benefit of the following specification

- 3 Phase power
- 8.45m Internal eaves height
- First floor for storage or office accommodation
- 37.5kN sq m floor loading capacity
- Electric loading doors
- Generous car parking
- EV Charging point
- BREEAM rating 'Very Good'
- 24/7 Access available

## Energy Performance Certificate

Rating: B (30)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Warehouse	424.85	4,573
<b>First Floor</b>		
Mezzanine	101.49	1,092
<b>Total GIA</b>	<b>526.34</b>	<b>5,665</b>

## Town & Country Planning

We understand the premises has authorisation from the Local Planning Authority under Use Class E, B2 and B8 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Oadby & Wigston Borough Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £ TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The premises is available to let on flexible terms to be agreed.

## Rent/Price

**The rent will be £58,000 per annum exclusive.**

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Service Charge

A service charge of £0.35 per sq ft will be levied for the maintenance and upkeep of the common parts of the estate.

## VAT

The premises are elected for VAT which will be charged at the prevailing rate.

## Unrepresented Parties

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

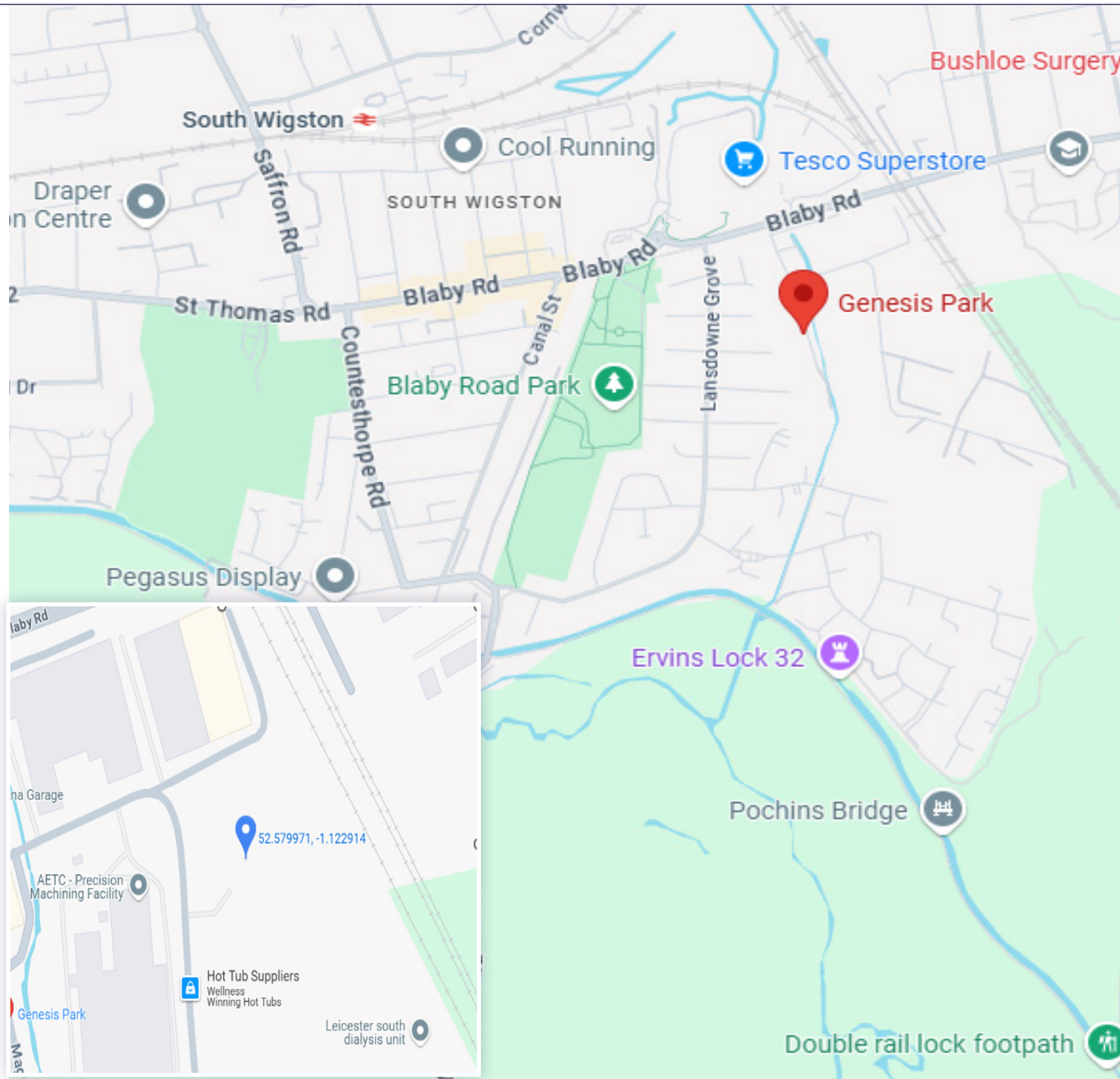
## Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The premises is located within a brand-new industrial complex of 15 industrial units on Magna Road in South Wigston, approximately 5.2 miles south of Leicester city centre and circa 5.3 miles east of J21 of the M1/M69 motorway. The South Wigston Railway Station is approximately 1 mile in distance providing access to the CrossCountry Rail Service for travel to Leicester or Birmingham New Street.

Nearby operators include Lidl and Tesco supermarkets, Wickes and Jewson builders merchants.





Magna Garage

AETC - Precision Machining Facility

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Wellness  
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EasyMove  
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S V Timber Limited

Leicester south  
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