



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

Warehouse Premises

- ▶ **5,665 sq ft (526.34 sq ft)**
- ▶ **3 Phase Power**
- ▶ **8.45m Internal Eaves Height**
- ▶ **£58,000 pax**

For enquiries and viewings please contact:



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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 Cross Country Rail Service for travel to Leicester or Birmingham New Street. Nearby operators include Lidl and Tesco Supermarkets, Wickes and Jewson builders merchants.

Description

The premises comprises a brand-new single storey mid-terrace industrial unit of steel portal frame construction with insulated profile steel clad 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.

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

Accommodation

	Sq M	Sq Ft
Warehouse	424.8	4,573
First Floor Mezzanine	101.4	1,092
Total	526.3	5,665

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property.

Planning

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

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

Tenure

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

Business Rates

The property is to be separately assessed for rating purposes.

Rent

Rent £58,000 pax

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.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B 30

Viewings

Viewings are by appointment with Innes England.

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