



For Sale

Rare HQ Industrial Complex Opportunity

Europa House + Newton Lane + Wigston + LE18 3SE



25,256 Sq Ft

£1,850,000 for the Freehold



Exceptionally rare opportunity to acquire unique HQ site



Fully refurbished in 2016 to a high quality



A selection of interconnected units + rear car park



Site area: 1.01 acres





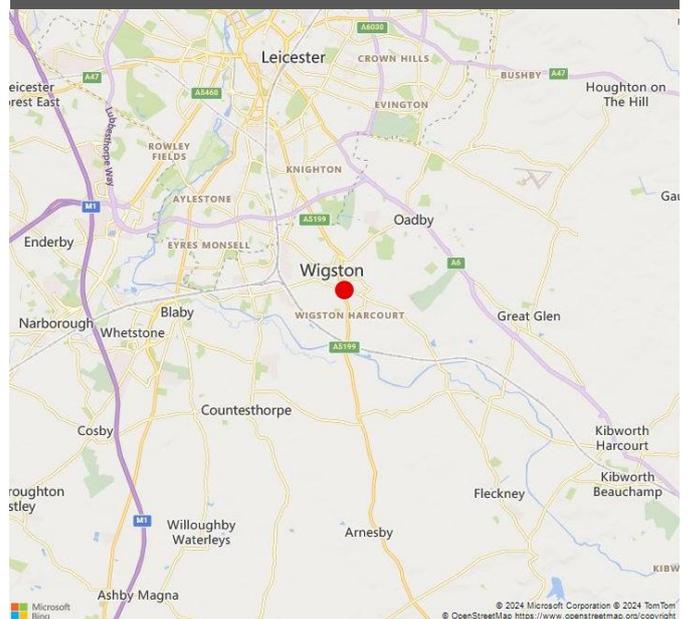
Location

The property occupies a prominent position fronting Newton Lane, Wigston, close to its junction with Welford Road, a thoroughfare route located 4.4 miles south of Leicester City Centre.

Situated within the close proximity to the A563 Leicester City Ring Road, the property is well positioned within 4 miles of Junction 21 of the M1, at its intersection to the M69 along with the counties wider road network.

Other industrial occupiers within the Wigston area include Cromwell Tools, Delifrance, S V Timber and FPS Distribution.

The Property



SAT NAV: LE18 3SE





Description

An interlinking HQ industrial complex comprehensively refurbished in 2016, with rear car park, to provide a unique industrial facility sat within a site area of c. 1 acres.

The property is fronted with a two storey former hosiery factory, providing partitioned offices at ground floor and open plan accommodation above. A collection of steel frame north light roof buildings to the south and east are interconnected by a collection of single storey structures. A monopitch section is positioned further to the east, with an additional detached lock up. Overall, the site was previously used for a mixture of warehousing, storage and industrial purposes

Refurbishment works in 2016 included; replacement PVC windows throughout, including sealed units to the north light roof, full M&E replacement with air conditioning throughout, conveyor belt system to basement level, tarmacadam surfaced rear car park with 33 marked spaces.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Two storey offices	5,336	495.7
Basement storage	1,800	167.2
Industrial	6,786	630.4
Interlinking kitchen	1,093	101.5
Showroom	6,762	628.2
Industrial	2,829	262.8
Detached unit	650	60.4
TOTAL	25,256	2,346.2





Rating Assessment

Rateable Value (2023): £28,750

U.B.R (2024/2025): £0.546

Est. Rates Payable (2024/2025): £15,697.50

Rates information is for guidance purposes only.

Terms

The Freehold of the property is available with full vacant possession for a price in the region of **£1,850,000**.

Consideration may be given to conditional offers on their merits.

VAT

Prices are quoted excluding VAT, which is applicable at the prevailing rate.

Viewing

**Strictly by appointment with the below or joint agents
Jarros (0116 222 1999):**

Kelvin Wilson
kww@andash.co.uk
07702 369 280

Mike Allwood
mra@andash.co.uk
07969 149 386

Energy Performance Certificate

A copy is available upon request.

Further information

Additional information, including floor plans, site plan along with additional images, are available from the properties data room.

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in