



FREDERICK STREET WIGSTON LE18 1PJ

FROM £225 PCM

LOCATION

Wigston is a popular and busy suburb of Leicester with a thriving retail centre providing a mix of national and local retailers helped by the generous quantity of free public car parks.

The offices are located in the heart of the town on the corner of Frederick Street and Leicester Road and benefits from its own on site car park.

DESCRIPTION

First Floor purpose built offices have been divided up to offer a range of accommodation and the quoted rents will include electricity, heating and water charges.

Predominately benefiting from plenty of natural light each office has central heating, carpets and cat 2 lighting.

A parking space will be available for the larger suites by negotiation

ACCOMMODATION

Suite No.	size		monthly rent
1	136 sqft	12.6 m ²	£225
2	150 sqft	13.9 m ²	£250
3	238 sqft	22.1 m ²	£375
4	245 sqft	22.8 m ²	£375
5	174 sqft	16.2 m ²	£290
6	304 sqft	28.2 m ²	£450
7	458 sqft	42.5 m ²	£650

RATING

To be confirmed – it is anticipated that no rates will be payable following reassessment.

USER

The offices have an existing B1 use (professional offices) and it is unlikely that alternative uses would be considered.



SERVICES

Mains drainage, electricity and gas are provided to the site.

A large communal kitchen is available for all tenants and there are separate Male and Female toilets

LEASE

The premises are available on a new Lease for a minimum term of 12 months and a security deposit of £600 will be held until expiry.

LEGAL COSTS

The incoming Tenant will be required to discharge the Landlord's reasonable legal costs incurred in documenting the Lease.

EPC RATING - TBC

VIEWING

By prior appointment with Jarroms:

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