

TIGERS HOUSE, TIGERS ROAD, SOUTH WIGSTON, LEICESTER, LE18 4WS



TO LET GROUND FLOOR OFFICE SUITE

- **NIA: 316.43m² (3,406 sq.ft) approx.**
- **20 car parking spaces and yard**
- **Established employment area**
- **Rental: £25,000 pax**

DISCLAIMER/MISREPRESENTATION ACT

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that:- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Tigers House, Tigers Road, South Wigston, Leics, LE18 4WS

Location:

This property is within an established employment area off Saffron Road (B5366). Good communications are provided to Glenhills Way (A563) providing direct access to Junction 21 of the M1 / M69 interchange approximately five miles south west of Leicester.

Description:

The ground floor comprises part of a purpose built three storey office building with an attractive entrance and 20 car parking spaces to the side and rear.

The accommodation comprises in detail and the following dimensions are approximate:-

Ground Floor Reception Office, Administration Offices, W.C. Facility, Staff Room, Call Centre, Storage Facility, Plant Room	316.43 sq.m	3,406 sq.ft
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Ground Floor: 316.43m² (3,406 Sq.Ft.) Approx.

Business Rates:

To be assessed.

Planning:

Office use.

Interested parties are advised to make their own enquires with the local planning authority.

Services:

Mains, gas, electricity, water and drainage are connected to the property. There is a single phase electrical supply.

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

Fixtures & Fittings:

Landlords fixtures and fittings in the property on completion to be included within the letting.

Tenure:

Ground floor available for a term of 5 years..
Service Charge currently £8 psf.

Energy Performance Certificate:

Band: E valid until 27 June 2033.

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.

Rental:

Ground Floor : £25,000 pax

VAT:

VAT applicable.

Legal Costs:

Each party to be responsible for their own legal costs and any stamp duty incurred in the transaction.

Subject to Contract / Subject to Lease:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

Anti- Money Laundering Policy:

In accordance with anti-money laundering regulations, two forms of identification will be required from the successful tenant. This evidence will be required prior to solicitors being instructed.

Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

Viewing:

Strictly by appointment with the sole agents.

For further information or to make arrangements to view the premises please contact:

Julie or Charlotte

T: 0116 2551527

E: julie@petertew.co.uk

E: charlotte@petertew.co.uk

Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that; (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants 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; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

T.CLT. .4786x. 21.02.2024