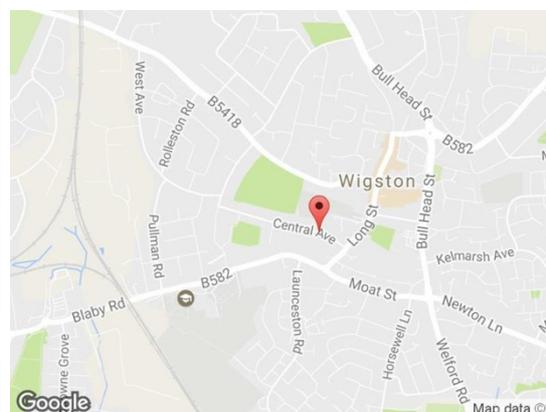


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33a Central Avenue, Wigston, LE18 2AB Characteristic Office Building To Let

TO LET

Size: 1,098.00 sqft (102.01 sqm) | **Rent:** £11,750 Per Annum

- Modern office space
- Situated over ground and first floor
- Exposed beams
- Electric heating on both floors
- Available November 2018
- Private driveway leading up to property
- Dedicated car parking
- Fitted kitchenette & WC

LOCATION:

Located off of Long Street and Holmden Avenue in Wigston. Office benefits from a private driveway and off-road parking. Only 0.3 miles south-west from Wigston Town Centre. Premises is approximately 1.8 miles from Welford Road and 4 miles from junction 21 of the M1 motorway.

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DESCRIPTION:

Property is comprised of ground and first floor office space. The building is well presented following modernisation throughout. Mixture of open plan and partitioned space. Property offers suspended ceilings, cat 2 lighting, spotlights and double glazing. There is WC, kitchenette, meeting room, storage area and perimeter trunking onsite.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	529.00	49.15
First Floor	569.00	52.86
TOTAL	1,098.00 sqft	102.01 sqm

TENURE:

The property is available by way of a new lease on terms to be agreed.

RENT: £11,750 Per Annum

SERVICE CHARGE: N/A

VAT: We understand the property is not elected for VAT.

RATEABLE VALUE: £4,800

EPC: Available upon request.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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