



**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**







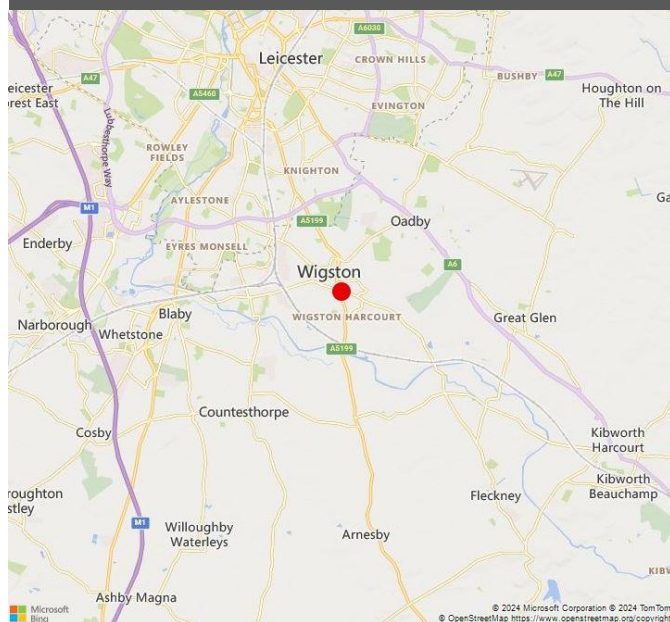
## Location

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.

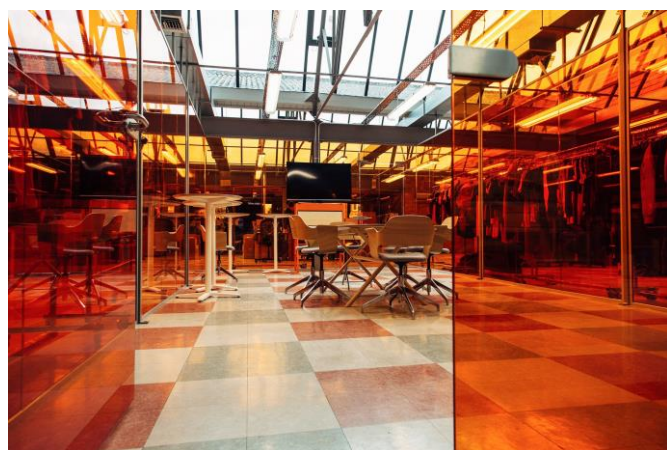
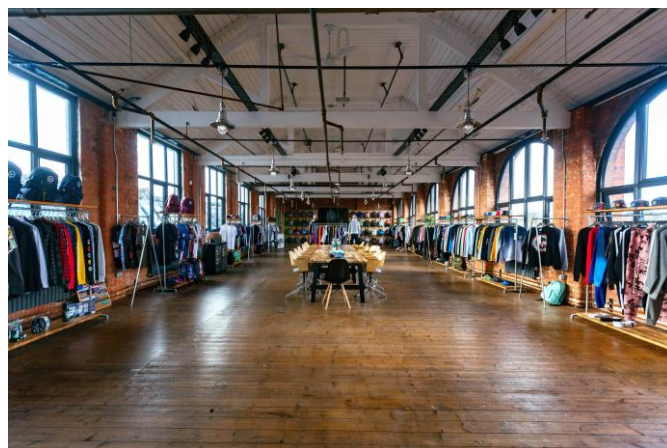
## The Property



**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
<b>TOTAL</b>	<b>25,256</b>	<b>2,346.2</b>







## 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.

## 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.

## Viewing

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

**Kelvin Wilson**  
[kww@andash.co.uk](mailto:kww@andash.co.uk)  
07702 369 280

**Mike Allwood**  
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07969 149 386

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