



**To let - Period First Floor Offices 505 Sq Ft (46.92 Sq
M)**

14 Saffron Road, South Wigston, Leics

www.wellsmcfarlane.co.uk



WELLS MCFARLANE

Chartered Surveyors and Property Consultants

Period First Floor Offices 505 Sq Ft (46.92 Sq M)

14 Saffron Road, South Wigston, Leics

TO LET

£7,000 Per annum

- 46.92 Sq M (505 Sq Ft)
- Off-road car parking facilities
- Professional working environment
- Self-contained space
- Convenient location
- 2.9 miles from Junction 21 of the M1
- SAT NAV: LE18 4TD

Energy Performance Certificate Non-Domestic Building



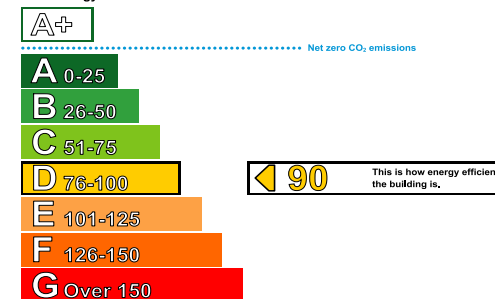
Dental Surgery
14 Saffron Road
WIGSTON
LE18 4TD

Certificate Reference Number:
0940-6976-0348-3620-2010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	207
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	80.57
Primary energy use (kWh/m ² per year):	470.81

Benchmarks

Buildings similar to this one could have ratings as follows:
32 If newly built
93 If typical of the existing stock



CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

Devonshire House, 26 Bank Street, Lutterworth, Leicestershire, LE17 4AG

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Location

Located on the Saffron Road B5366 just off Blaby Road and South Wigston shopping parade. The property is situated approximately 2.9 miles from Junction 21 of the M1 motorway. The immediate location benefits from access to the South Wigston shopping parade, is situated less than 1 mile away from South Wigston station where trains run approximately every half hour to Birmingham New Street, with a journey time of approximately 45 minutes.

Description

Situated above The Dental & Cosmetic Clinic the property comprises two well-proportioned cellular offices, a store room, central lobby, a dedicated kitchen and WC facilities. The accommodation is in good order throughout benefitting from spotlights, telephone points to each office, gas fired central heating and part air-conditioning.

Accommodation

The property has been measured on a net internal area (NIA) basis as defined within the RICS Code of Measuring Practice. The total Net Internal Area is 46.92 Sq M (505 Sq Ft)

Services

Mains electricity, Gas, Water and Drainage are all connected to the property. The incoming Tenant will be responsible for their utility costs, which will be apportioned on a floor area basis.

Rateable Value

The property has an April 2017 rateable value of £6,200. Interested parties may qualify for small

business rate relief. Further details can be obtained by contacting Oadby & Wigston Borough Council.

Lease Terms

The property is offered as an internal repairing and insuring Lease on term to be agreed. Please note that hours of use are limited to 8am-6pm, Monday to Friday but no Bank Holidays.

EPC

We understand that the property has an energy performance rating of D 92. A copy of the EPC is available on request.

VAT

Prices are quoted exclusive of VAT.

Offer Procedure

"The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.

Viewing

Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

T: 01455 559030 | E:

info@wellsmcfarlane.co.uk





These particulars do not constitute any part of any offer or contract. None of the statements contained herein are intended to be statements or representations of fact or opinion by either the vendor or Wells McFarlane or its employees or agents. Neither Wells McFarlane nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Instead parties must satisfy themselves by inspection or survey on any matter or statement contained within these particulars.

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