



**ANDREW
+
ASHWELL**

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All Enquiries

**West Avenue/Chartwell Drive, Wigston,
Leicestershire, LE18 2FG**

Flexible storage land or development opportunity



- 0.522 hectares (1.29 acres)
- Prominent cleared site
- Established location

Short/medium term open storage - £30,000 p.a.x

or

**Development opportunity (subject to planning) – detail on
application**



West Avenue/Chartwell Drive, Wigston, Leices. LE18 2FG

LOCATION

The land is a prominent spot on the corner of West Avenue and Chartwell Drive, which forms part of the Chartwell Drive industrial area. This is an established industrial location lying east of the London/Leicester mainline railway, in Wigston, and approximately 4 miles south of Leicester city.

The surrounding area comprises mixed industrial and warehousing to the north, south and west, and residential to the east side of West Avenue.

Access to the outer distributor road (A563) is via Stonesby Avenue, Aylestone Road and West Avenue. The M1/M69 is approximately 4 miles distant.

DESCRIPTION

A regular shaped parcel of employment land, approximately 1.29 acres, with mains gas, water and drainage available.

The former industrial building has been demolished leaving a surface with majority concrete hardstanding. The site further benefits from a perimeter fence with double entrance off West Avenue. An additional entrance could potentially be created off Chartwell Drive.

ACCOMMODATION

Measured off the OS plan the site is approximately 0.522 hectares (1.29 acres).

DEVELOPMENT OPPORTUNITY

We understand the site is designated employment land within Use Classes B1, B2 & B8 of the Town and Country Planning (Use Classes) (Amended) Order 2005. Potential alternative uses such as trade counter or food store would be subject to a detailed application, and in any event interested parties should make their own enquiries to Oadby & Wigston Borough Council (0116 2888961).

Expressions of interest for development proposals are welcomed and subject to individual consideration.



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OPEN STORAGE

The land is available either on a short or medium term basis for general storage purposes, subject to an initial rental of **£30,000 p.a.x.**

VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint sole agents

Contact Malcolm Grayson MRICS
Email mdg@andash.co.uk
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