

ANDREW+
ASHWELL

FOR SALE

+ 50 Pullman Road
WIGSTON + LE18 2DB



5,845 Sq Ft
(543 Sq M)

Offers in excess of **£400,000**

- Rare freehold industrial opportunity
- Substantial yard area
- Good road links



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WIGSTON + LE18 2DB

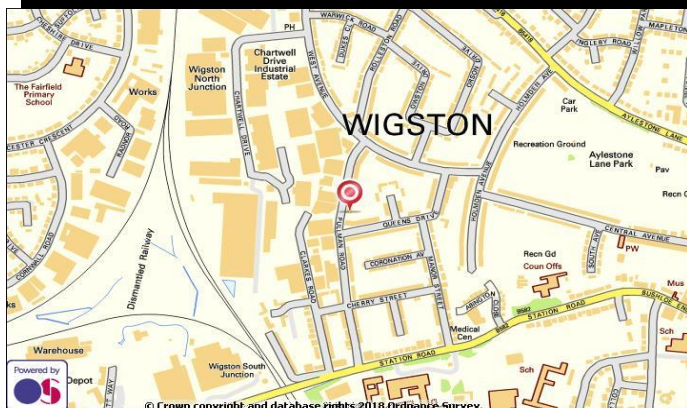
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LOCATION

Pullman Road forms an established industrial and trade location close to West Avenue and the Chartwell Drive Estate in Wigston Magna.

The property is situated on the west side of Pullman Road opposite its junction with Queens Drive.

THE PROPERTY



SAT NAV: LE18 2DB

DESCRIPTION

The property is a semi-detached warehouse built in 2 bays. Internally the property provides unencumbered accommodation with a eaves height of 3 meters. Loading is provided by 2 roller shutters with a clearance height of 2.8 meters.

There is a single storey extension fronting Pullman Road which provides a staff entrance with kitchen and WC facilities. There is a substantial yard which is enclosed with perimeter fencing to accommodate approximately 10 vehicles.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Warehouse/kitchen/WC's	5,845	543
TOTAL	5,845	543

ENERGY PERFORMANCE CERT.

An EPC is available on request.

PRICE

Offers in excess of £400,000

VAT

Prices are quoted excluding VAT.



VIEWING

Strictly by appointment with the sole agent

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