



## TO LET

Unit 1 Sterling Park, Jacknell Road,  
Hinckley, LE10 3BS

2,012 sq ft (186.9 sq m)



Established Industrial Estate



End-terraced Warehouse / Industrial  
Unit



Parking for approx 4 vehicles



Roller Shutter Door access



## LOCATION

The subject unit is located on Jacknell Road, Dodwells Bridge which was the last phase of the Dodwells Bridge development. Dodwells Bridge itself lies to the south western fringe of the conurbation of Hinckley with easy access onto the A5 and hence onto the M69. Hinckley is a market Town with a population in the order of 55,000 (Local Authority 87,000) lying approximately 13 miles to the south west of Leicester. The Town enjoys good motorway communications with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the Town centre.

## DESCRIPTION

The property available is an end-terraced warehouse / industrial unit constructed of a steel portal frame with brick / block cladding to approximately 2.2 meters and plastic coated steel cladding above and to the pitched roof. The unit benefits from roller shutter door access and concrete floors, together with car parking for approx 4 vehicles. Internally the unit benefits predominantly from relatively clear span industrial areas, with two offices, kitchen & wc facilities. The property has a gross internal floor area of 2,012 sq ft (186.9 Sq m). Approximate Eaves height of 16 ft 5 ins ( 5.0 meters).

The outgoing tenants have installed a mezzanine floor, which may be available by separate negotiation with them.

Further units within Sterling Park are available, details available on request.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

	SQ FT	SQ M
Ground Warehouse and offices	2,012	186.91
<b>Total GIA</b>	<b>2,012 Sq Ft</b>	<b>186.91 Sq M</b>

## SERVICES

We understand all mains services are connected, or available, to the subject property, which benefits from a three-phase electricity supply.

## BUSINESS RATES

To be re-assessed.

## TENURE

The property is available on a new full repairing and insuring lease at a commencing rental of £16,000 per annum exclusive, plus VAT. A service charge will be levied to cover the maintenance and administration of the Sterling Park estate. Available from the end of October 2024 (or potentially sooner by mutual agreement).

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and any rent deposit deed required.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: [info@wardsonline.co.uk](mailto:info@wardsonline.co.uk).

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

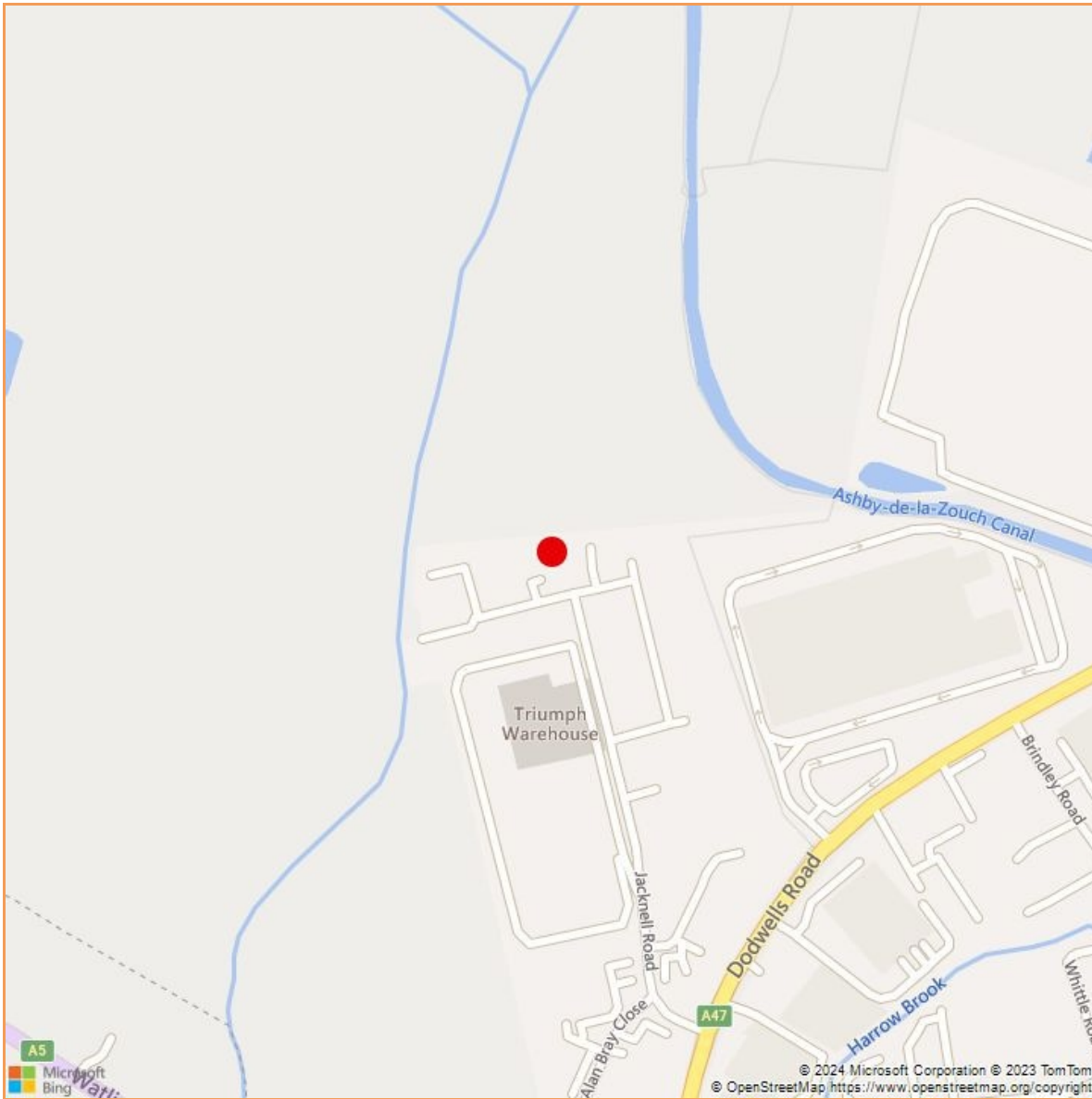
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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