



## FOR SALE

DETACHED INDUSTRIAL UNIT

7 Watling Close,  
Hinckley, LE10 3EZ

Located on the well established  
Sketchley Meadows Industrial Estate,  
with convenient access to the A5

\*  
6m eaves height and roller shutter  
access

\*  
Large yard area and car park

\*  
Site area of approximately 0.43 acres  
(0.18 hectares) allowing for a low site  
coverage of 29%

\*  
GIA - 7,108 sq ft (660.4 sq m)



## LOCATION

The subject property is situated on Watling Close, on the well established Sketchley Meadows Industrial Estate, located on the southern fringe of the conurbation of Hinckley. Watling Close is accessed from Watling Drive which is in turn accessed from the A5 Watling Street. The A5 provides convenient access to Junction 1 of the M69 Motorway, approximately 1.5 miles to the east, and the M42 at Tamworth, approximately 12 miles to the north west.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

## DESCRIPTION

The subject property comprises a detached industrial unit located on the established Sketchley Meadows Industrial Estate in Hinckley. The property is of steel portal frame construction with cavity brickwork elevations with steel sheet cladding above and to the pitched roof.

Internally, the property offers industrial/warehouse accommodation with roller shutter access and an eaves height of 6m. Additionally, there is a two storey office facility which benefits from executive and open plan offices, along with reception, boardroom, canteen, store, rehearsal/lecture room, beauty room and WC facilities.

Externally, there is a block paved car park with spaces for approximately 10 vehicles. There is a concrete surfaced yard area adjacent leading to the roller shutter door (3.5m width x 4.5m height). The total site area is in the order of 0.43 acres (0.18 hectares) allowing for a low site coverage of approximately 29%.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Offices	2,055	190.91
Ground	Warehouse	2,995	278.24
First	Offices	2,059	191.28
		7,108 Sq Ft	660.33 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating serving panel radiators to the offices and a gas warm air blower heater to the warehouse area.

## PLANNING

The property currently benefits from planning permission for a venue for music concerts and lectures (former Use Class D2, now Use Class E(d)) and for a beauty salon use (Sui Generis). We understand that the former permission was solely for the benefit of the applicant and does not run with the land.

Interested parties are advised to make their own enquiries to Hinckley & Bosworth Borough Council as to the property's current planning status and whether suitable for their requirements.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £43,000

THIS IS NOT THE AMOUNT PAYABLE

## LEASE TERMS

The Freehold interest in the subject property is available, subject to vacant possession, at a guide price of £800,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(120)

## 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.

## 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

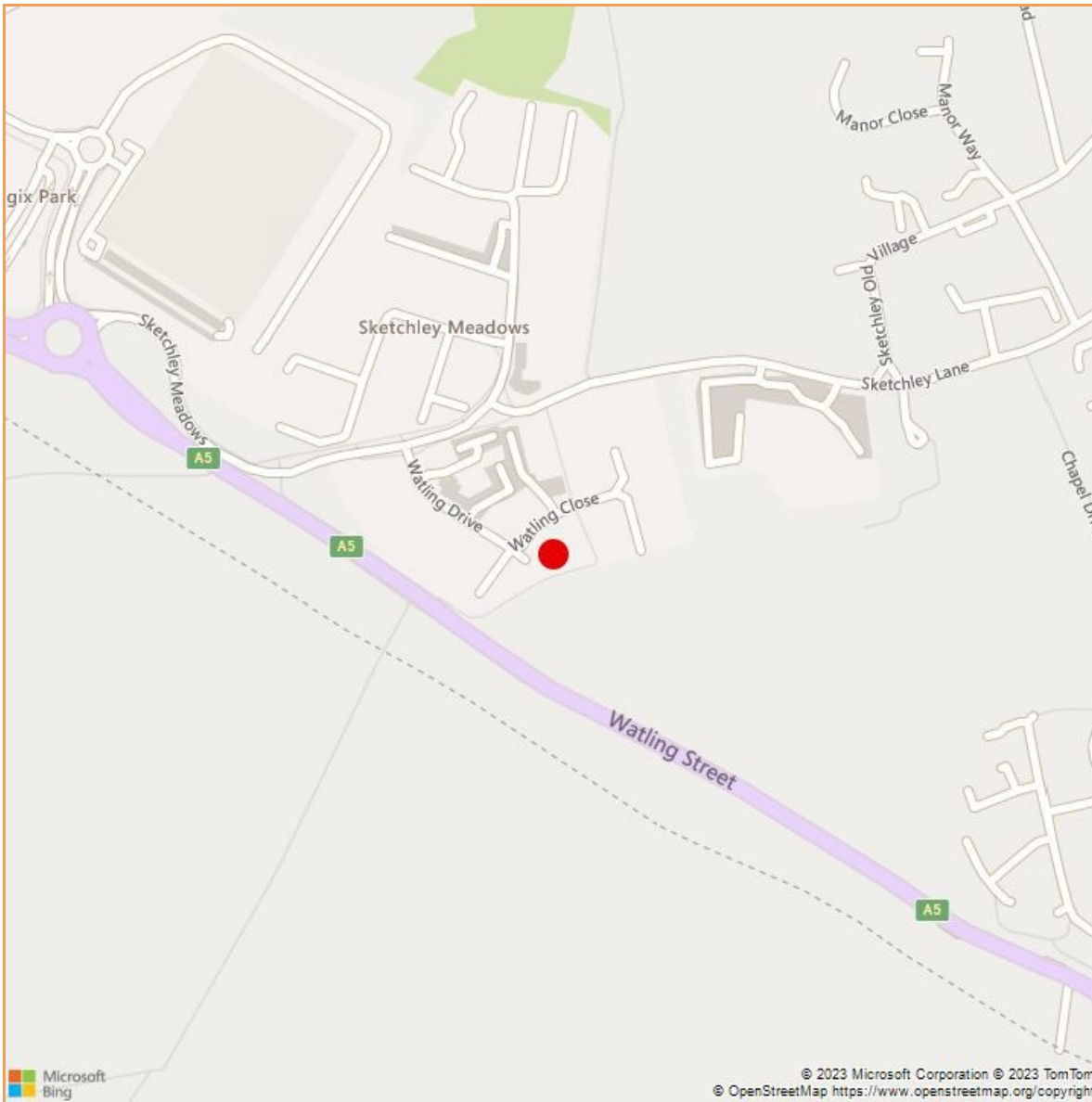
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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.





20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

**wardsonline.co.uk**



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