



## TO LET

### DETACHED INDUSTRIAL PREMISES

Unit C, Fleming Road,  
Hinckley, LE10 3DU

Two storey office facility



Large yard area with ample car  
parking



Eaves height from 6m to 7m



Three sectional up and over loading  
doors



GIA - 48,375 sq ft (4,494.2 sq m)



## LOCATION

This property is situated on the southern fringe of the Harrowbrook Industrial Estate adjacent and opposite other industrial units with residential properties that front on to Coventry Road to the rear/southern elevation. The Harrowbrook Industrial Estate is located on the western fringe of the conurbation of Hinckley and is accessed via the Coventry Road close to its junction with the A5.

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 high quality detached industrial premises of steel portal frame construction, with two storey office facility, located on the well established Harrowbrook Industrial Estate in Hinckley.

The industrial areas benefit from three up and over sectional loading doors, LED lighting and a perimeter mezzanine. The eaves height in the main warehouse and loading bay is 7m, reducing to 6m in the extension.

The office accommodation comprises a variety of executive and open plan offices areas, with boardroom and kitchenette facilities. The offices benefit from perimeter trunking and suspended ceilings with inset lighting.

Externally, there is a good sized yard area to the front elevation, with 20 car parking spaces to the front of the

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Warehouse	21,167	1,966.41
First	Mezzanine	7,088	658.48
Ground	Loading Bay	5,860	544.39
First	Mezzanine	2,306	214.23
Ground	Extension	9,036	839.44
Ground	Offices	1,265	117.52
First	Offices	1,653	153.56
		48,375 Sq Ft	4,494.04 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property, which benefits from gas fired space heaters to the industrial areas and panel radiators to the offices.

## 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: £151,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £265,000 per annum exclusive.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(51)

## 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.

## 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

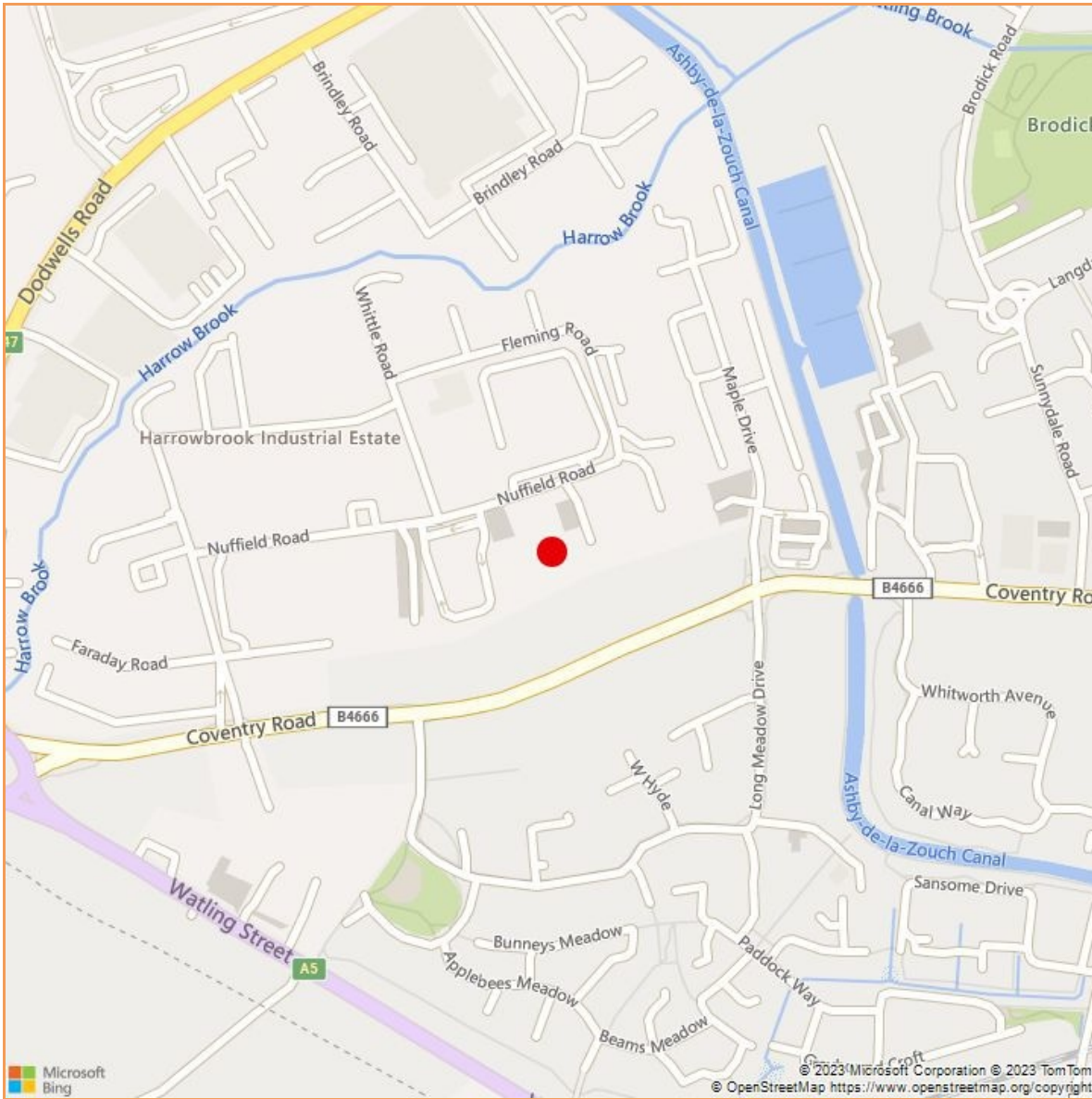
Please note that any plans contained within these particulars are for identification purposes only.

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.







20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.

Ward Surveyors Limited - Registered in England No.4567836