



TO LET

OFFICE PREMISES

Newton House, 9 Clarendon Road,
Hinckley, LE10 0PJ

Available as a whole or floor by floor



Large car park to rear



Close to the town centre and railway
station



LED lighting and perimeter trunking



NIA - 624 sq ft (58.0 sq m) to 1,437 sq ft
(133.5 sq m)



LOCATION

The property is located on Clarendon Road, being on the fringes of Hinckley town centre. Nearby occupiers include various Dentists, accountants and other financial and professional companies.

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. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The subject property comprises detached two storey office premises with parking. At ground floor level internally the property benefits from open plan office / meeting rooms, stores and kitchen / wc facilities. At first floor there are a number of executive and admin offices with further WC facilities.

The property is carpeted throughout and benefits from LED lighting and perimeter trunking.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office	499	46.36
Ground	Office	228	21.18
Ground	Kitchen	86	7.99
First	Office	265	24.62
First	Office	213	19.79
First	Office	146	13.56
NIA Total		624 - 1,437 Sq Ft	57.97 - 133.5 Sq M

SERVICES

We understand all mains services are connected to the subject property, which benefits from gas fired central heating.

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: £11,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The subject property is available to rent on a new lease, for a term to be agreed, on an effective full repairing and insuring basis at the following rentals:

Ground Floor - £8,100 per annum exclusive

First Floor - £6,300 per annum exclusive

Whole Building - £14,400 per annum exclusive

LEGAL COSTS

As is standard, the ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the grant of a lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(93)

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.

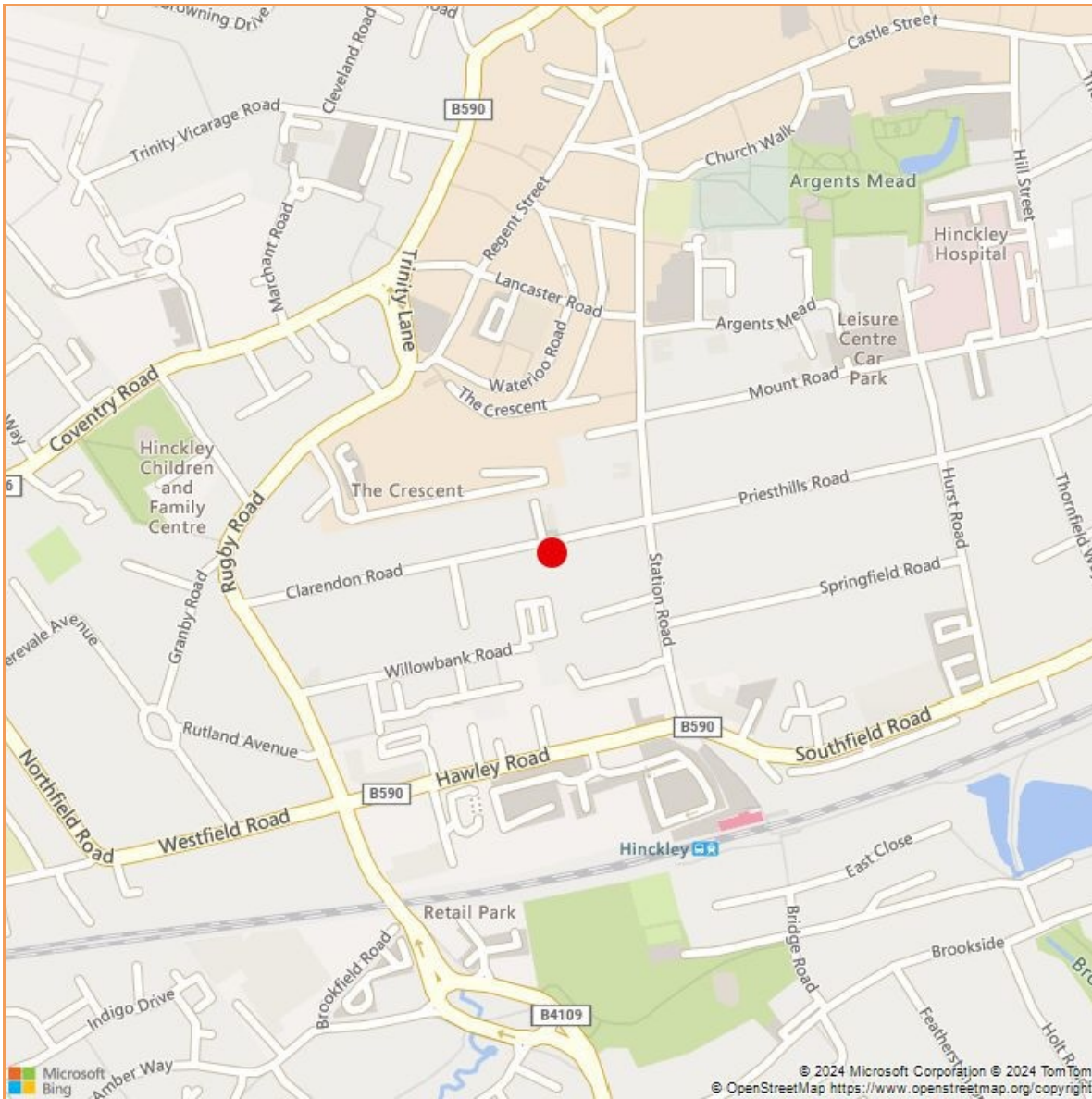
NOTE RE: PLANS

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). 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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