



## TO LET

### DETACHED INDUSTRIAL UNIT

3 Jacknell Road,  
Hinckley, LE10 3BS

Located on the established Dodwells  
Bridge Industrial Estate



Large yard area and car parking area



4m eaves height



Single storey office facility



GIA - 6,032 sq ft (560.4 sq m)



## 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 112,000) 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 subject property comprises a detached industrial unit on the established Dodwells Bridge Industrial Estate in Hinckley.

The accommodation comprises an industrial area with an eaves height of approximately 4.29m accessed by way of a roller shutter door (approx. 4m width x 3.8m height) with additional mezzanine storage. There is a single storey office facility and male, female and disabled WC facilities.

Externally, there is a yard area to the side elevation of the property directly to the front of the roller shutter door. There is additionally a car parking area adjacent to the single storey office facility.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	4,377	406.62
Ground	Offices	875	81.29
First	Mezzanine	780	72.46
		6,032 Sq Ft	560.37 Sq M

## SERVICES

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

## 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: £32,500

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 £42,000 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(73)

## 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.

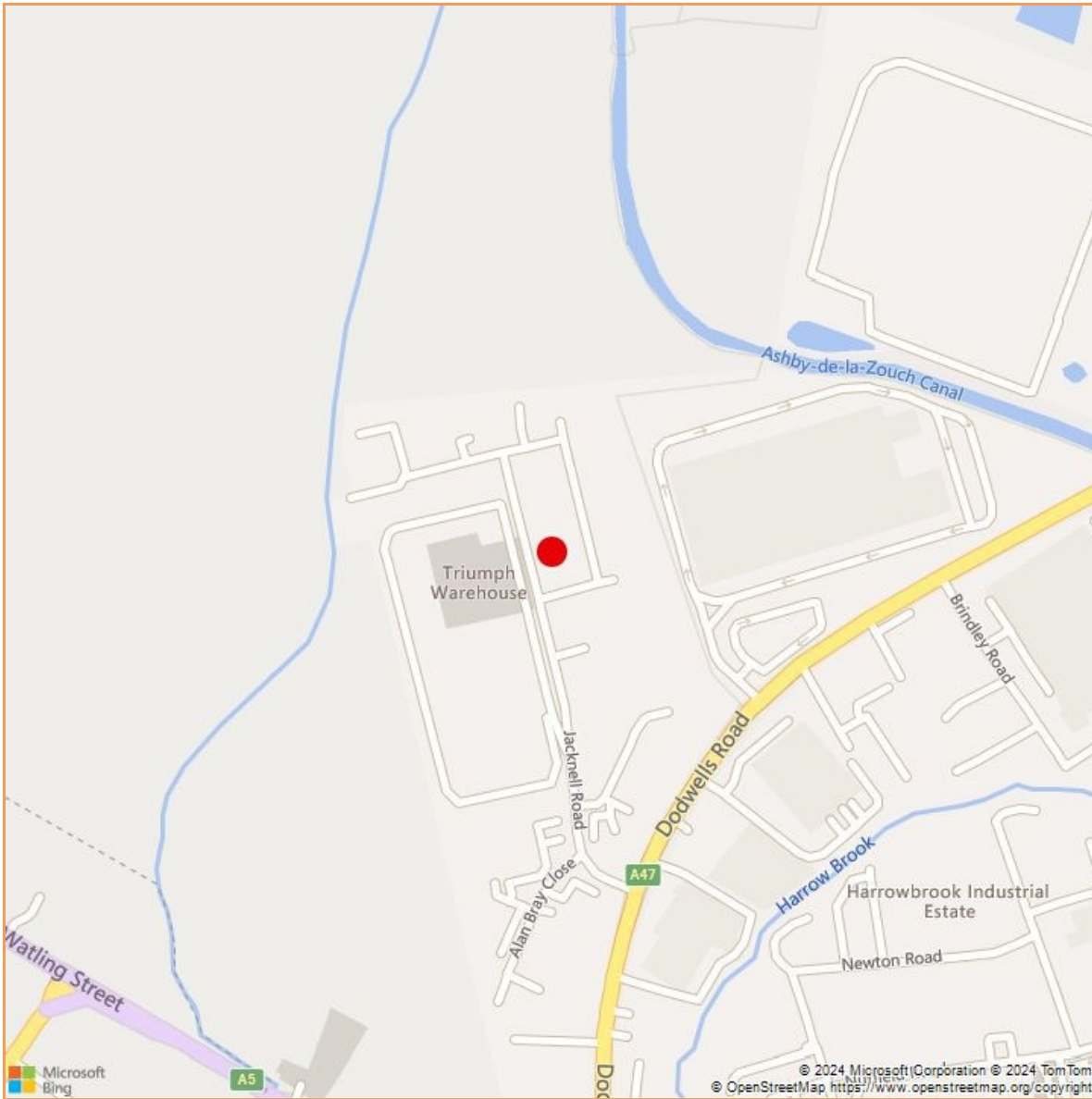
## NOTE RE: PLANS

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.





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