



## TO LET

### INDUSTRIAL UNIT

Raymond George House, 31 Faraday  
Road, Hinckley, LE10 3DE

Well located on the established  
Harrowbrook Industrial Estate



Potential for a trade counter use  
(STPP)



Two storey office and showroom  
accommodation



Front car parking and rear loading  
access



GIA - 7,359 sq ft (684 sq m)



## LOCATION

The property is situated at the front of the Harrowbrook Industrial Estate in a highly visible position. There is car parking to the front and load access via Faraday Road to the rear. The industrial estate is situated in close proximity to the junction of the A5 on the western edge of the Hinckley conurbation. There is easy access from the island to the M69 to the south east and also the M42 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, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

## DESCRIPTION

The subject property is situated in a highly prominent position at the front of the Harrowbrook Industrial Estate and could be suitable for trade counter style uses (STPP).

The property itself is of concrete frame construction with cavity brickwork elevations surmounted by pitched asbestos sheet roofs. To the front elevation, there is a good quality two storey office block currently providing showroom and office accommodation. Loading access is to the rear by a roller shutter access door.

Externally, to the front elevation there is a concrete surfaced car parking area and, to the rear, there is a secure yard area.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office	710	65.96
First	Office	769	71.44
Ground	Front Workshop	2,632	244.51
Ground	Rear Workshop	3,247	301.65
		7,359 Sq Ft	683.65 Sq M

## SERVICES

We understand all mains services are connected to the subject property.

## 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: £36,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The unit is available to let, on a new full repairing and insuring lease, at a commencing rental of £50,000 per annum exclusive.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(115)

## 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.

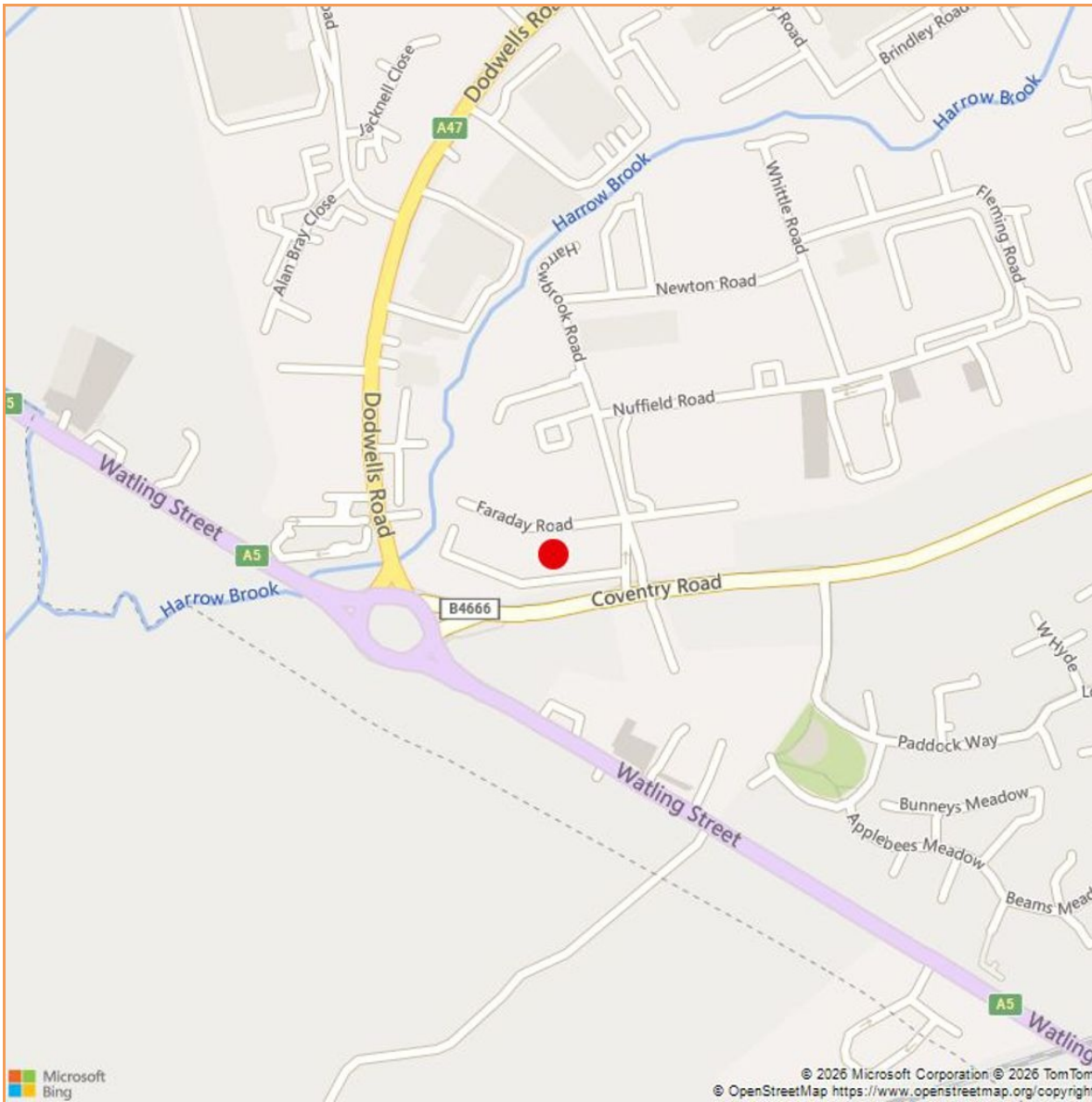
## NOTE RE: PLANS

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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