



## TO LET

DETACHED UNIT WITH LARGE YARD

2 Hayhill, Barrow upon  
Soar, Loughborough, LE12 8LD

Concrete surfaced yard area of 1,382 sq  
yards



Good quality office accommodation



Air conditioning



Two electric roller shutter access doors



GIA - 4,592 sq ft (427 sq m)



## LOCATION

The subject property is located on the Hayhill Industrial Estate which is situated between Barrow upon Soar and Sileby and accessed via Sileby Road. Main Road connections are via the A6 which provides access to the A46 and M1 thereafter. The surrounding area is industrial in nature and the Midland mainline passes the estate to the north.

Barrow upon Soar is a large village in Leicestershire with a population in the order of 7,000. Rail connections are available to Leicester and Nottingham and the A6 provides access to major routes.

## DESCRIPTION

The subject property comprises a detached industrial unit of steel portal frame construction surmounted by a pitched roof. Externally, there is a large concrete surfaced yard area to the side and rear elevations (approximately 1,382 square yards) and additional car parking to the front.

There is good quality office accommodation to the ground and first floor with suspended ceilings, LED lighting, perimeter trunking and air conditioning. There are a mixture of executive offices to the ground floor, with ancillary kitchen, shower and WC facilities. To the first floor there are three executive offices and an open plan office.

The industrial accommodation benefits from an internal eaves height of 5.67m, solid concrete floors and two electric roller shutter access doors (both 4.8m height x 3.4m width).

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	1,977	183.66
Ground	Office	1,303	121.05
First	Office	1,311	121.79
		4,592 Sq Ft	426.6 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the property which benefits from air conditioning for heating and cooling.

## 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 Charnwood Borough Council is:

Rateable Value: £30,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available by way of an assignment of an existing full repairing and insuring lease for a period of 10 years from 25 March 2020 at a passing rent of £45,800 per annum. Upward only RPI linked rent review 29 September 2027. Alternatively, a sublease outside of the security of tenure provisions of the Landlord and Tenant Act 1954 may be available or a lease of longer duration directly from the Landlord.

## 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 - to be supplied

## 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.

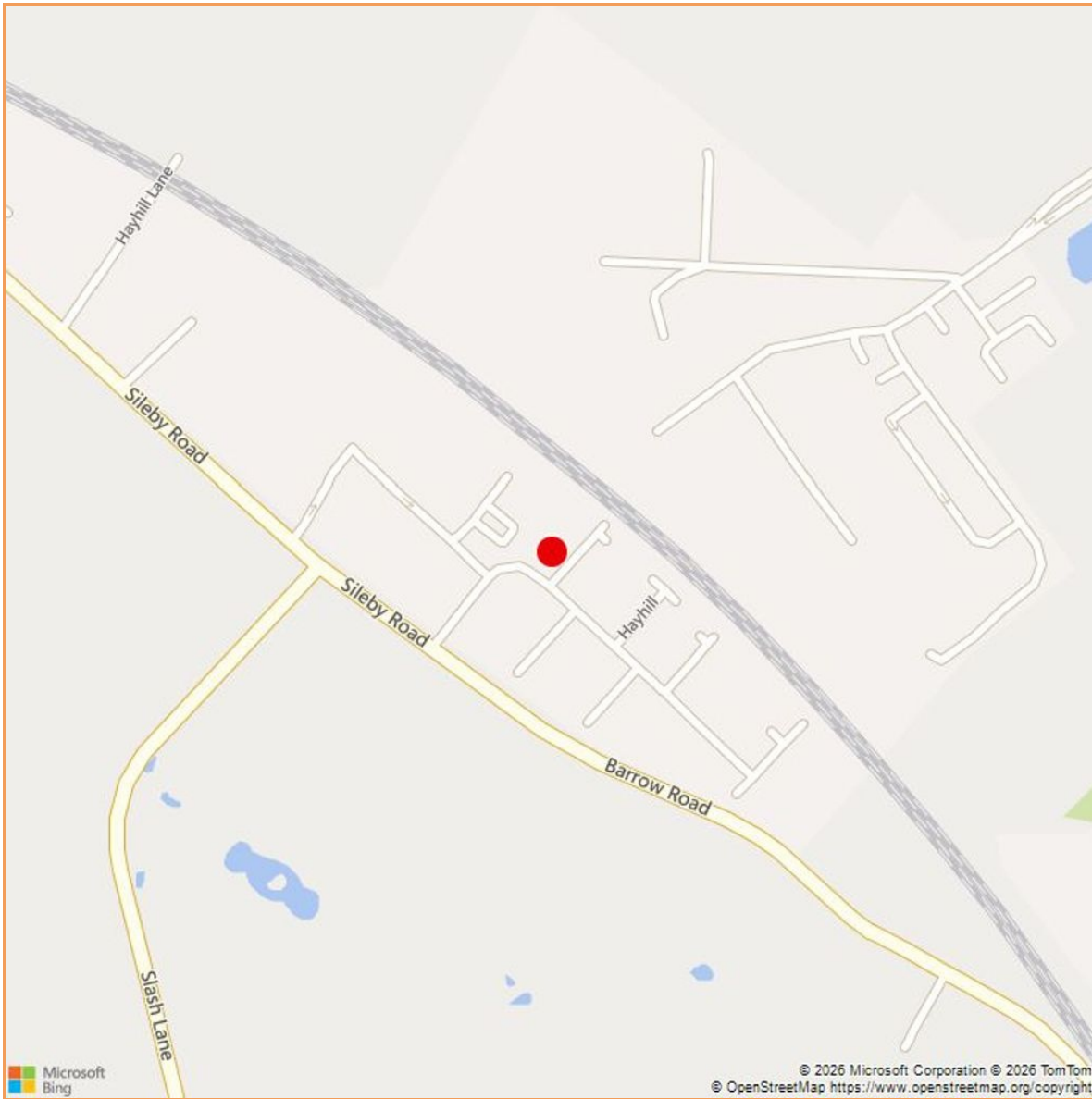
## NOTE RE: PLANS

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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