



TO LET

INDUSTRIAL UNIT

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

Office accommodation and mezzanine



5.6m internal eaves



Roller shutter door



Six car parking spaces



GIA - 4,371 sq ft (406 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 mid terrace industrial unit of steel portal frame construction surmounted by a pitched roof. Externally, there is a concrete surfaced loading forecourt and six car parking spaces for the use of the property.

To the ground floor there is an industrial area with solid concrete floor, 5.6m internal eaves height and roller shutter access door to the front (4.76m height x 3.39m width). The office accommodation is arranged over two storeys with a ground floor reception office and WC. To the first floor, there are further offices and a storage mezzanine.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	2,593	240.89
First	Office	620	57.6
First	Mezzanine	1,159	107.67
		4,371 Sq Ft	406.07 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the property, which benefits from a gas fired blower heater to the industrial areas.

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: £23,250

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 years expiring 23 March 2030 at a passing rent of £25,500 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.

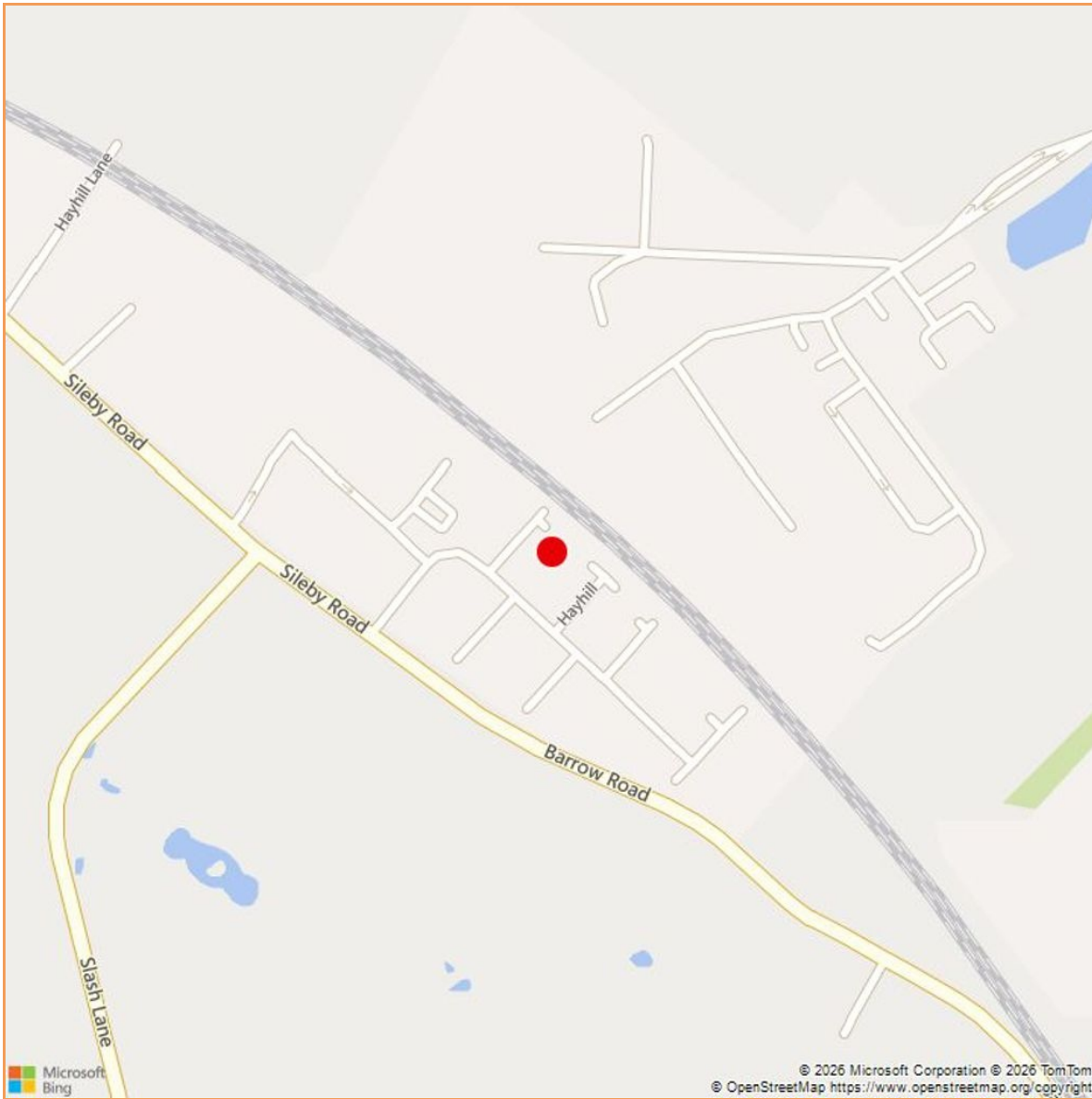
NOTE RE: PLANS

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). 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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