



TO LET

INDUSTRIAL UNIT

Unit 2 Kingsfield Works, Arthur
Street, Barwell, LE9 8GZ

Convenient access to the A47



Approximate 3.07m working height



Shared loading access



GIA - 3,891 sq ft (361.5 sq m)



LOCATION

The subject property is located fronting on to Arthur Street on the fringe of Barwell village centre. The surrounding area comprises a mixture of commercial and residential uses. Arthur Street benefits from convenient access to the A447 and A47 thereafter via Kirkby Road and Barwell village centre.

Barwell is a village (population 9,000) lying approximately 2¾ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to Junction 21 of the M1 at Leicester. The village benefits from excellent access to local bus routes, with regular services to Hinckley, Nuneaton, Leicester and Coventry.

DESCRIPTION

The subject property comprises a mid-terrace industrial unit of steel frame construction with brick/blockwork walls surmounted by a mixture of multi pitched corrugated asbestos roof with north skylights and flat roofing systems.

Internally, there is a partitioned office to the front of the unit and kitchen, stores and WC to the rear. The working height is approximately 3.07m.

Externally, there is a shared gated yard area/car park with shared loading access into the unit.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Factory Area	3,507	325.8
Ground	Ancillary	384	35.67
		3,891 Sq Ft	361.47 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected or available to the subject property. There is a gas fired blower heater to the factory areas.

TENURE

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a rental of £19,500 per annum exclusive. As a rental incentive the Landlord will offer an initial rental of £17,500 per annum exclusive for a period to be agreed.

LEGAL COSTS

Letting - As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease and rent deposit deed.

Sale - Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(63)

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.

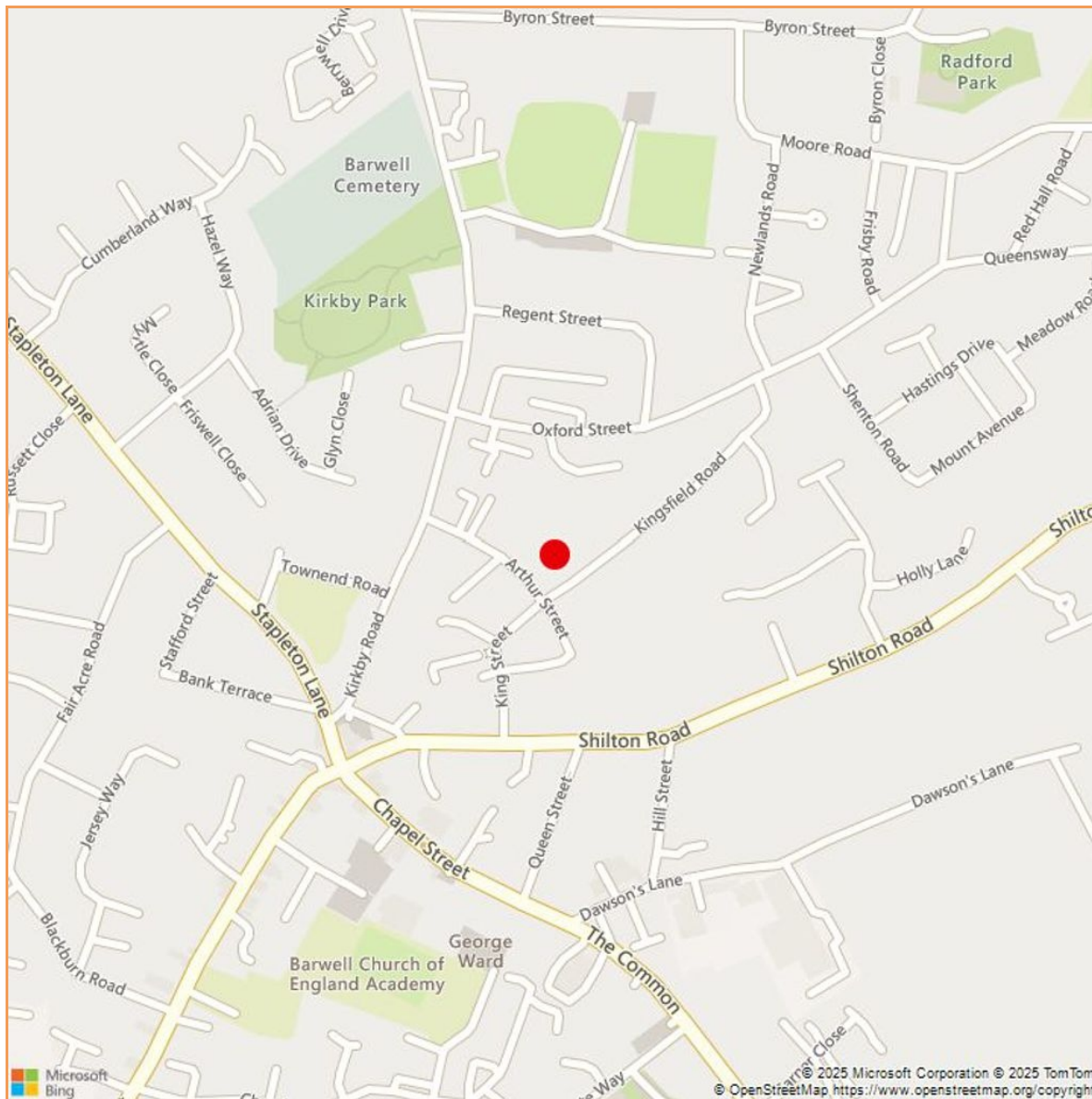
NOTE RE: PLANS

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.





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836