



wards
Commercial

FOR SALE

INDUSTRIAL FACILITY

Kingsfield Works, Arthur Street,
Barwell, LE9 8GZ

Refurbished offices



Solid concrete floor



Approximate 3 - 3.25m working height



Four roller shutter access doors



GIA - 31,473 sq ft (2,924 sq m)



LOCATION

The subject property is located on the corner Arthur Street and Kingsfield Road 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 property comprises a single storey industrial facility, situated on the fringe of Barwell village centre, predominantly of brick construction surmounted by a slated north light bay roof.

Internally, the offices have a separate entrance from Arthur Street and have been refurbished to provide two executive offices, an open plan office, kitchen, reception area and WC. Part of the industrial area has been partitioned to create a showroom area. The remainder of the industrial areas have a 3 - 3.25m working height and benefit from solid concrete floors.

Externally, there is a gated yard area/car park with four roller shutter access doors.

ACCOMMODATION

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

		SQ FT	SQ M
Unit 1	Kingsfield Works	9,632	894.81
Unit 2	Kingsfield Works	3,891	361.47
Unit 2A	Kingsfield Works	3,073	285.48
Unit 3	Kingsfield Works	14,877	1,382.07
		31,473 Sq Ft	2,923.84 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected or available to the subject property. Heating to the office is by way of air conditioning and there is a gas fired blower heater to the showroom.

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of offers around £1,725,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 - B(43)
Unit 2 - C(63)
Unit 2A - C(63)
Unit 3 - C(62)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the selling agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

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

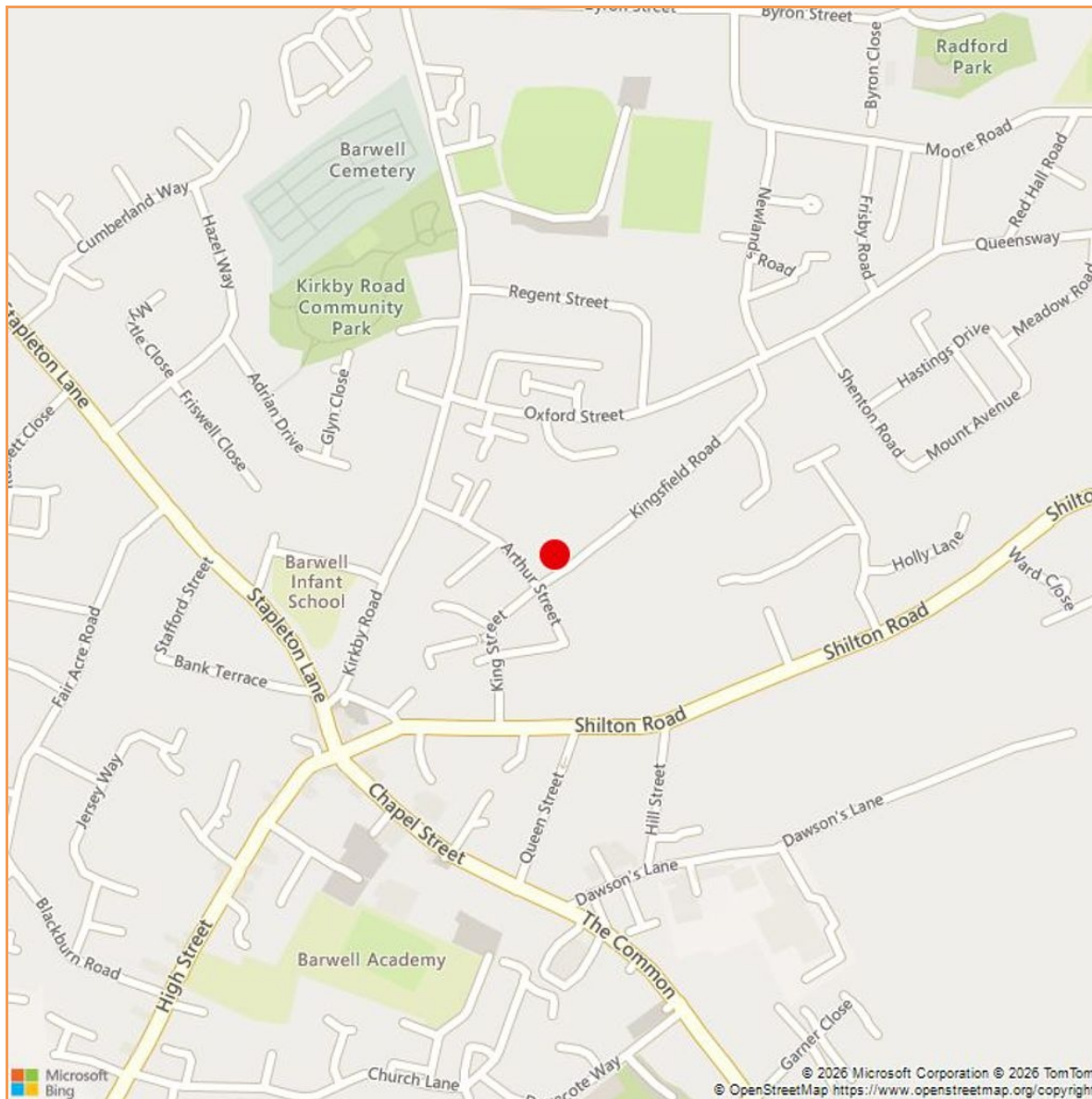
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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.





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