



FOR SALE

INDUSTRIAL UNIT

Unit C2, Moat Way,
Barwell, LE9 8EY

6.1m eaves height



Office, kitchen and unisex and
disabled WC



Roller shutter access door



8 car parking spaces



GIA - 3,008 sq ft (279 sq m)



LOCATION

The property is located on the Moat Way Industrial Estate, which is situated off Hinckley Road, Barwell. Hinckley Road itself forms one of the main arterial routes leading into Barwell from the A447 main road, which in turn allows access to the A47 and motorway connections.

Barwell is a village lying approximately 2 ¾ 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.

DESCRIPTION

The property comprises a modern mid terrace industrial unit. The unit is constructed of a steel portal frame with cavity brickwork dado-wall to approximately 2.2 meters and plastic-coated steel cladding above and to the pitched roof. The approximate internal eaves height is 6.1m.

The internal accommodation comprises a clear span industrial area, reception office, kitchen and disabled and unisex WC. The unit benefits from a roller shutter access door (3.6m width x 4.7m height) and solid concrete floors.

Externally, there is car parking for approximately 8 cars to the front elevation and opposite the access road.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Offices	391	36.32
Ground	Industrial	2,617	243.12
		3,008 Sq Ft	279.44 Sq M

SERVICES

We understand all mains services are connected to the subject property. Heating in the office areas is via electric storage heating.

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: £19,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £360,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(87)

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.

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

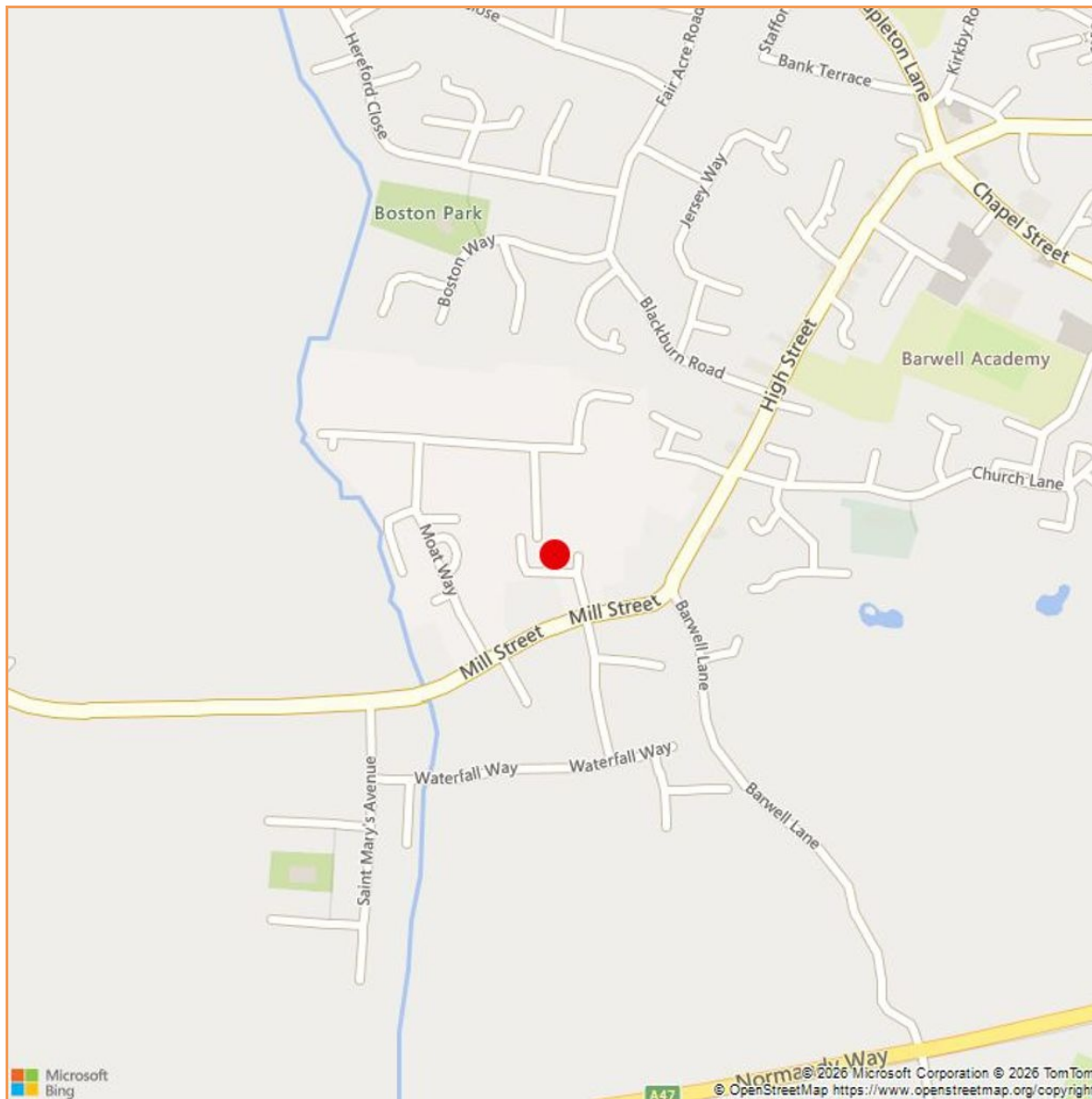
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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