



wards
Commercial

TO LET

INDUSTRIAL FACILITY

Unit 1 Kingsfield Works, Arthur
Street, Barwell, LE9 8GZ

Refurbished offices



Solid concrete floor



Approximate 3.25m working height



Roller shutter access



GIA - 9,632 sq ft (894.8 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

****REDUCED RENT INCENTIVE OF £4.00 PER SQ FT****
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 3.25m working height and benefit from solid concrete floors.

Externally, there is a shared gated yard area/car park with roller shutter door (3.49m width x 2.79m height) 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	Office	1,288	119.66
Ground	Showroom	2,166	201.22
Ground	Industrial	5,758	534.92
Ground	WCs	195	18.12
Basement	Storage	225	20.9
		9,632 Sq Ft	894.81 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.

BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: to be reassessed

THIS IS NOT THE AMOUNT PAYABLE

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 £43,200 per annum exclusive. As a rental incentive the Landlord will offer an initial rental of £38,500 per annum exclusive for a period to be agreed.

LEGAL COSTS

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.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(43)

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.

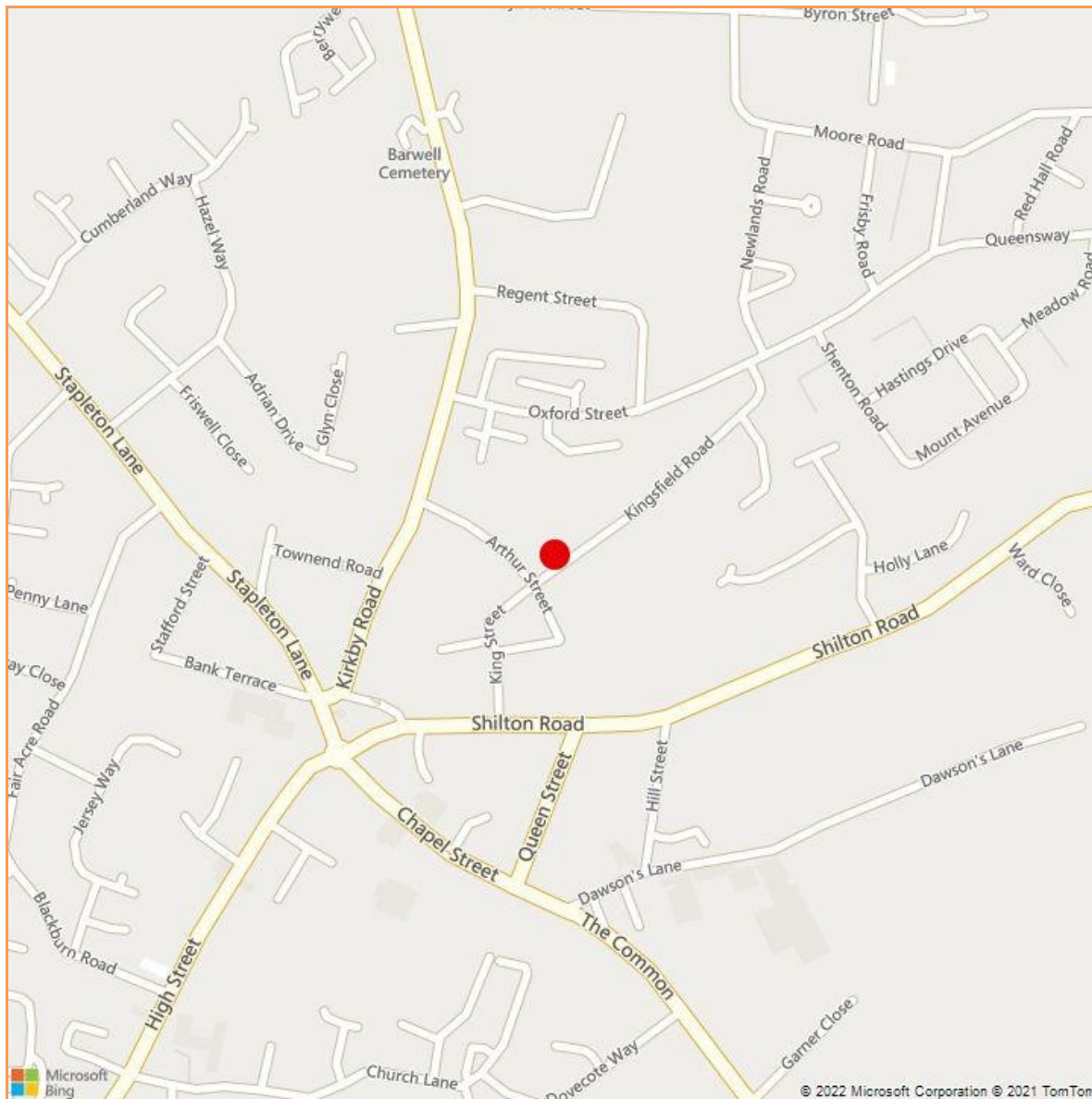
NOTE RE: PLANS

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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