



TO LET

DETACHED WAREHOUSE UNIT

9 Jacknell Road,
Hinckley, LE10 3BS

Secure yard area



6m eaves height



Electric roller shutter access door



Refurbished offices and WCs



GIA - 8,233 sq ft (765 sq m)



LOCATION

The subject property is situated towards the end of Jacknell Road, being on the fringes of the estate, with countryside to the rear. Jacknell Road itself forms part of the last phase of the Dodwells Bridge Industrial Development which was built during the early 1990s. Dodwells Bridge itself is located on the western fringe of the conurbation of Hinckley being served by the A47 and the A5.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the

DESCRIPTION

The property comprises warehouse premises constructed during the early 1990s principally of a steel portal frame with brick faced cavity blockwork cladding to approximately 2m and plastic coated steel cladding above and to the pitched roof over.

Internally, the unit provides majority open plan warehouse space served by an electric roller shutter door (3.5m width x 4.8m height) with redecorated ground and first floor offices and fully refurbished male and female WC facilities. The internal eaves height is 6m and the property benefits from a solid concrete floor, LED lighting, gas blower heater, an alarm system and UPVC double glazing.

Externally, there is a secure yard area bounded by palisade fencing.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Warehouse	7,733	718.4
Ground	Office	250	23.22
First	Office	250	23.22
		8,233 Sq Ft	764.85 Sq M

SERVICES

We understand all mains services are available to the property which benefits from a gas blower heater to the warehouse area.

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: £46,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £70,000 per annum exclusive.

LEGAL COSTS

As is standard, the incoming 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 check 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.

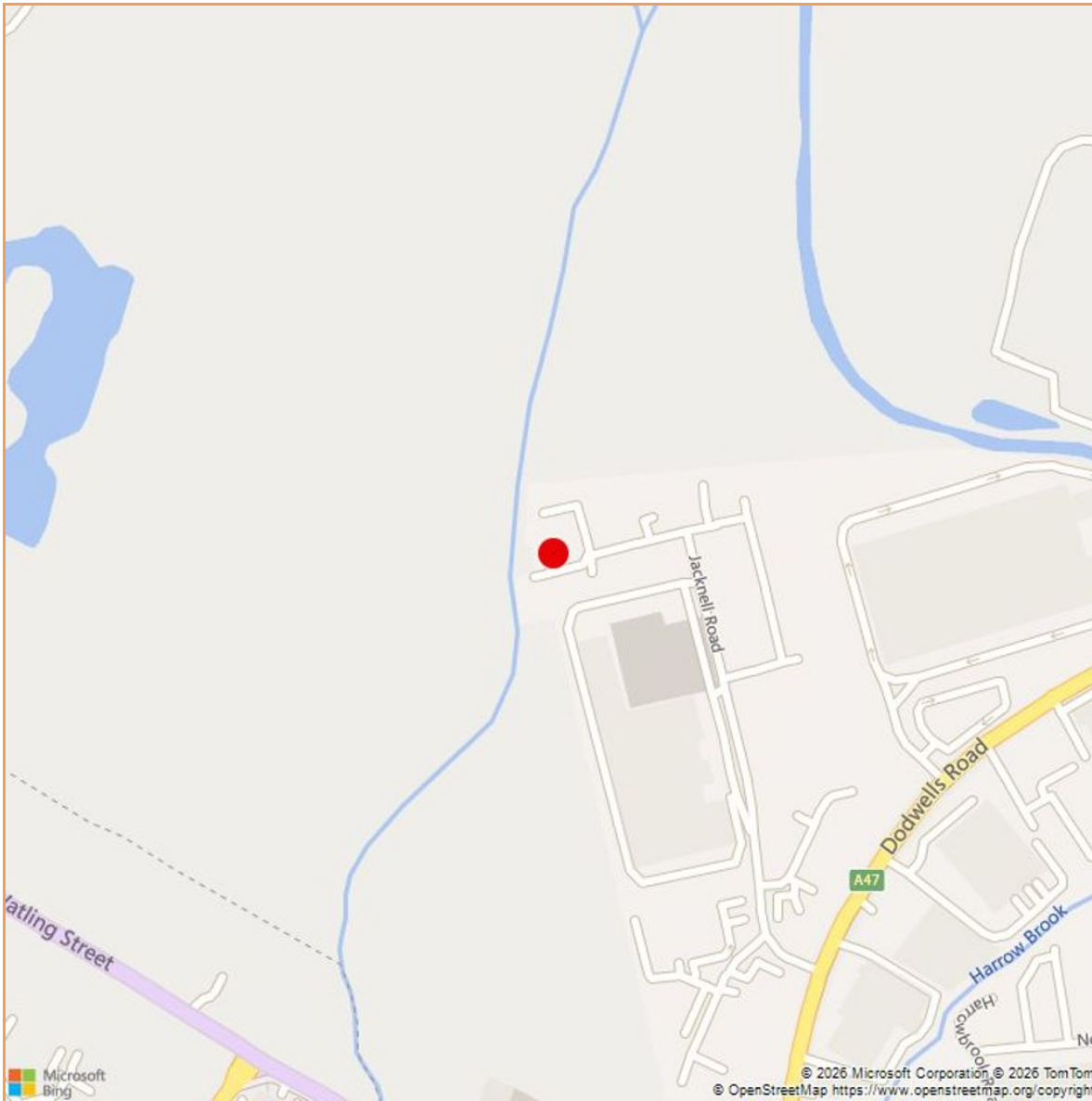
NOTE RE: PLANS

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.



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