



FOR SALE

MODERN INDUSTRIAL INVESTMENT
OPPORTUNITY

Units 7 & 8 Cloverfield,
Hinckley, LE10 1YD

Excellent access to the A47 and
A5/M69



Currently interconnected but could be
split



Passing rent £61,500 pax (£6.90 per sq
ft)



Estimated rental value £72,000 (£8.25
per sq ft)



GIA - 10,810 sq ft (1,004 sq m)



LOCATION

The property is located on the Hinckley Fields Industrial Estate, which is situated on the northern fringe of the Hinckley conurbation. The nearby A47 allows easy access to the A5, and subsequently the M69, to the southwest of Hinckley, together with Leicester to the north east. Clover Park itself benefits from security gate access to the site.

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 town centre.

DESCRIPTION

The property comprises two interconnected industrial units together with ancillary offices, constructed of steel portal frames with cavity brick and profile steel clad elevations beneath pitched sheet clad roofs. The accommodation provides a combination of warehouse, production and office space arranged over ground and first floors, with additional mezzanine storage areas. Loading access is provided via roller shutter doors (3.5m width x 4.0m height) and the accommodation includes reception, meeting rooms, kitchen and WC facilities. The internal eaves height is 5.3m to Unit 8 and 4.9m to Unit 7.

Externally, the property benefits from a concrete loading apron and on-site car parking to the front of the units. The units are connected by a pedestrian link and provide a total of 20 allocated parking spaces (some double parked).

ACCOMMODATION

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

		SQ FT	SQ M
Unit 7	Ground	2,012	186.91
Unit 7	Mezzanine	1,032	95.87
Unit 8	Ground	4,578	425.3
Unit 8	First	1,511	140.37
Unit 8	Mezzanine	1,677	155.79
		10,810 Sq Ft	1,004.25 Sq M

SERVICES

All mains services are connected to the subject property. Heating is provided by way of gas fired central heating systems served by panel radiators, with all office areas also benefiting from air conditioning.

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: £52,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the property is available, subject to the lease in effect, at an asking price of £975,000, which reflects a Net Initial Yield of 6% based on the passing rent of £61,500 pax and a reversionary yield of 7.4% based on an estimated rental value of £8.25 per sq ft (£72,000 pax). This reflects an approximate split of £700,000 (£110 per sq ft) for Unit 8 and £275,000 (£125 per sq ft) for Unit 7.

The property is let to 13 Amp Limited on an effectively FRI lease for a term of 5 years from 13 July 2024, at a passing rent of £61,500 per annum exclusive plus VAT. The lease expires on 12 July 2029 and provides for a market rent review in July 2027. The tenant is responsible for repairs and reimburses the landlord for insurance costs.

LEGAL COSTS

Each party to bear their own legal costs.

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.

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

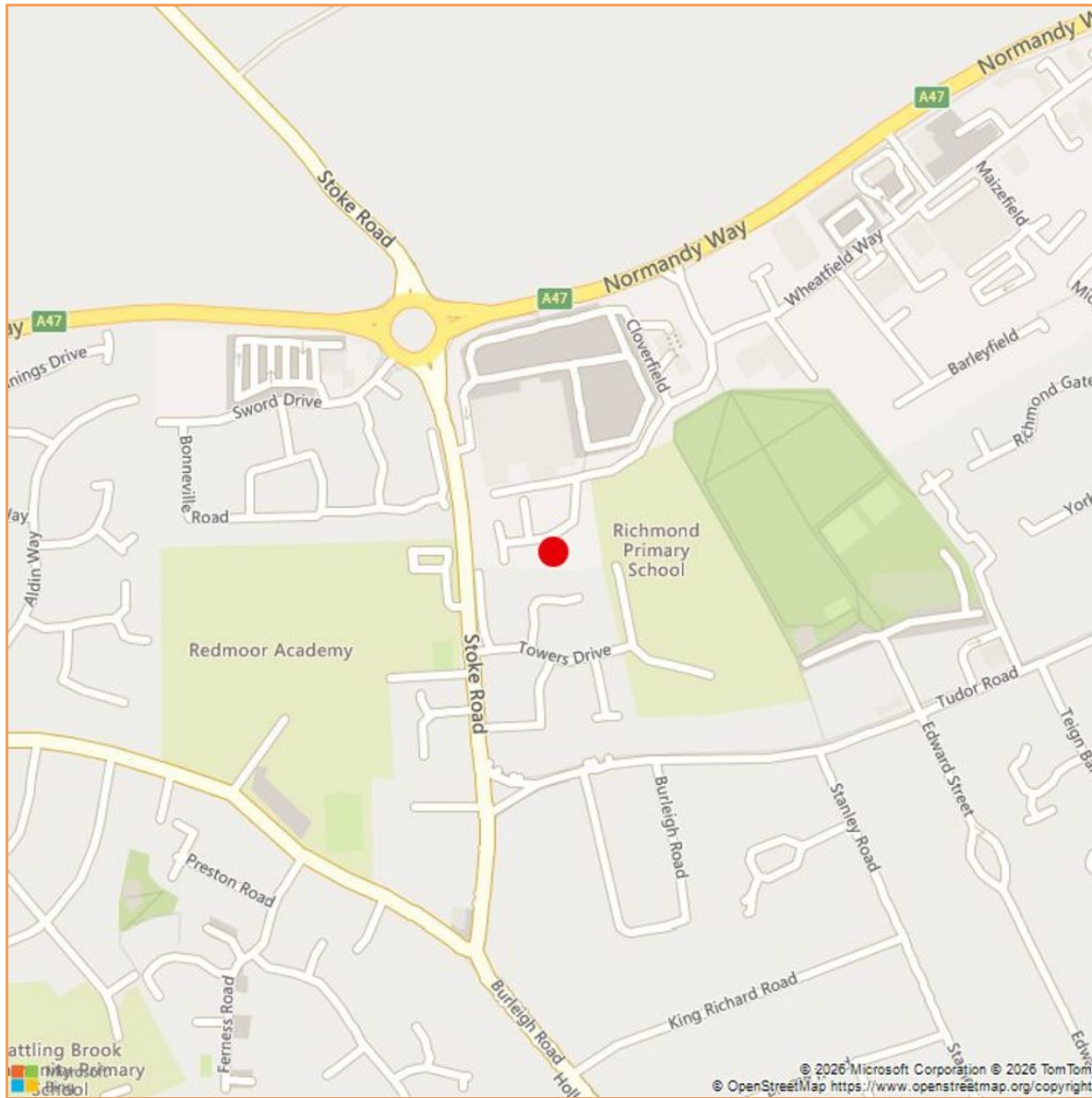
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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