

wards
Commercial

TO LET

HYBRID BUSINESS UNIT

22 Greenfields Business Park, Wheatfield Way, Hinckley, LE10 1BB

Excellent road communications via the A47 and A5 & M69 thereafter

❊

Environmentally friendly specification

❊

7 car parking spaces

❊

Flexible lease terms

❊

GIA - 2,650 sq ft (246 sq m)

LOCATION

The subject property is located on Greenfields Business Park, a highly sought after business park location within Hinckley. The estate is accessed from the A47 and is well placed for principal traffic routes, providing excellent communication links to the major regional and national centres. The development features 18 environmentally friendly units featuring timber cladding, sedum roofs, permeable paving, passive stack ventilation and wind turbines. The estate has been rated BREEAM very good/excellent. 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.

DESCRIPTION

The subject property comprises a hybrid office/light industrial unit in a sought after business park location. The unit benefits from an environmentally friendly specification including timber cladding, a sedum roof, passive stack ventilation and a wind turbine.

The unit offers light industrial accommodation to the ground floor, with tea point and WC facilities, along with an entrance lobby with disability WC. To the first floor, there is an open plan office, two further WCs and a further tea point. There is a platform lift serving both floors. The light industrial accommodation has a 2.9 m minimum working height and benefits from a up and over sectional door (with 2.6m opening). The office accommodation benefits from a good specification to include perimeter trunking, suspended ceilings with inset lighting, carpeting and excellent levels of natural lights from an abundance of windows and skylights.

Externally, there are 7 car parking spaces for the use of the subject property.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	1,331	123.65
First	Office	1,319	122.54
		2,650 Sq Ft	246.18 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating to the office is by way of a gas fired system serving panel radiators.

PLANNING

We understand that any uses in respect of the subject property must fall within Class B1 Light Industrial of the Town & Country Planning Use Classes Order 1987. Operation of the unit is permitted from 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday, but not at any other times nor on Bank Holidays.

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 property is available on a new effective full repairing and insuring lease (by way of service charge) at a commencing rental of £24,600 (+ VAT) per annum exclusive. The lease will be for a term of 3 years with a rolling break option, subject to 3 months prior written notice. The lease will be granted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

The service charge is currently £1,377.84 per annum.

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 - C(60)

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.

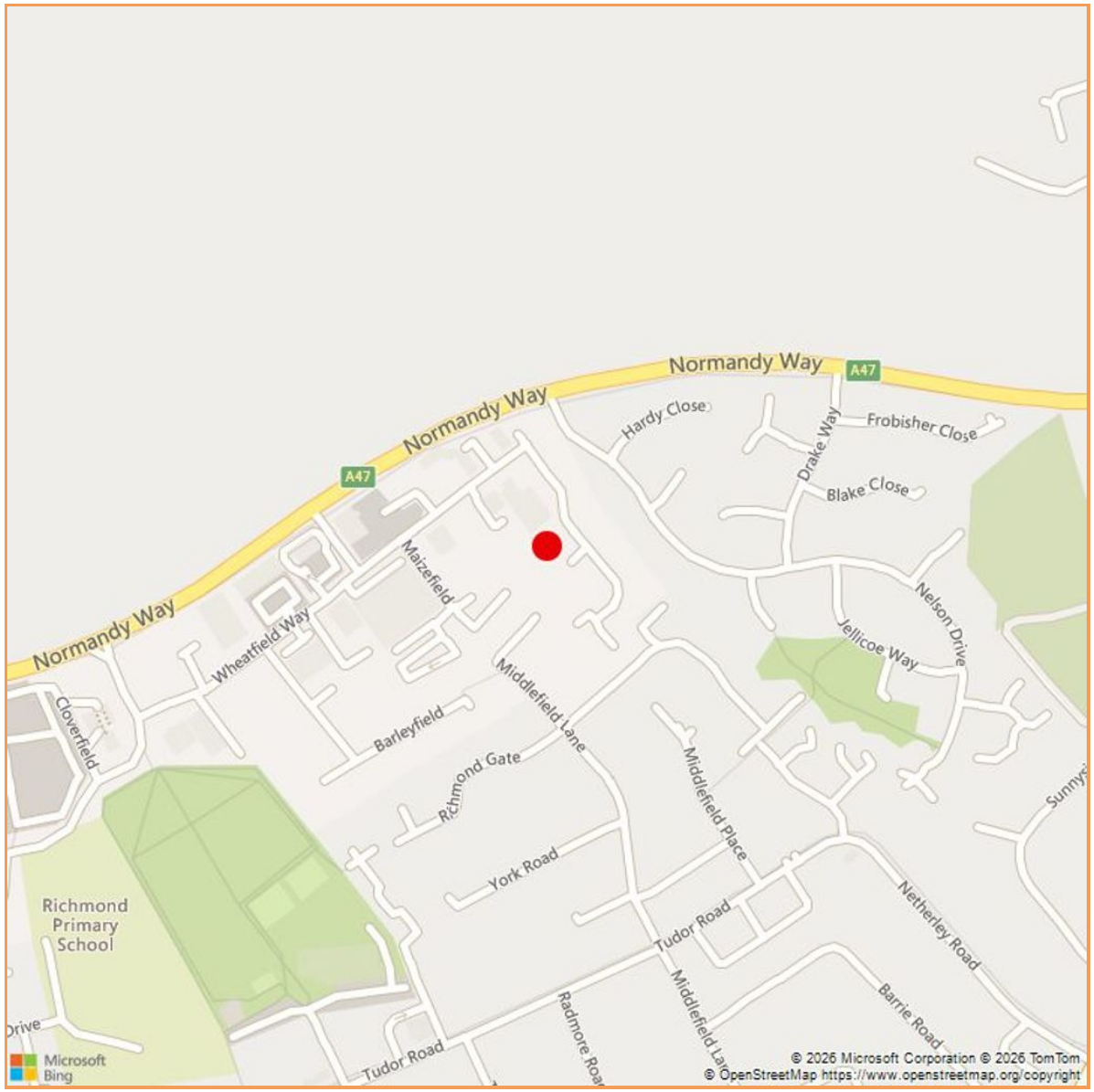
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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









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