wards
Commercial

TO LET

DETACHED INDUSTRIAL UNIT

12 Newton Road,
Hinckley, LE10 3DS

Located on the established Harrowbrook Industrial Estate

4 car parking spaces to the front and yard to the side

Good quality offices, kitchen and WC facilities

3.6m eaves height

GIA - 4,067 sq ft (377.8 sq m)

LOCATION

The subject property is located on the Harrowbrook Industrial Estate in Hinckley, specifically occupying a site towards the end of Newton Road. The surrounding area consists of other industrial and commercial occupiers. The Harrowbrook Industrial Estate is accessed from Coventry Road, which in turn leads to both Hinckley town centre, approximately 2 miles to the east, together with the A5 which lies to the west of the town (approximately 150m from the entrance to the Estate).

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 a detached industrial unit situated on Newton Road on the established Harrowbrook Industrial Estate.

The property is accessed by an electric roller shutter door and benefits from a 3.6m eaves height. Internally, the property benefits from a good quality office, kitchen and two WCs. The property has a good specification to include UPVC double glazing, LED lighting, an alarm system and solid concrete floors.

Externally, there is a loading forecourt and four car parking spaces to the front elevation, along with a yard area to the side.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	3,526	327.57
Ground	Office	400	37.16
Ground	Lean To	141	13.1
		4,067 Sq Ft	377.82 Sq M

SERVICES

We understand all mains services are connected to the subject property. Heating is by way of two gas blower heaters.

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: £18,750

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 £32,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(75)

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

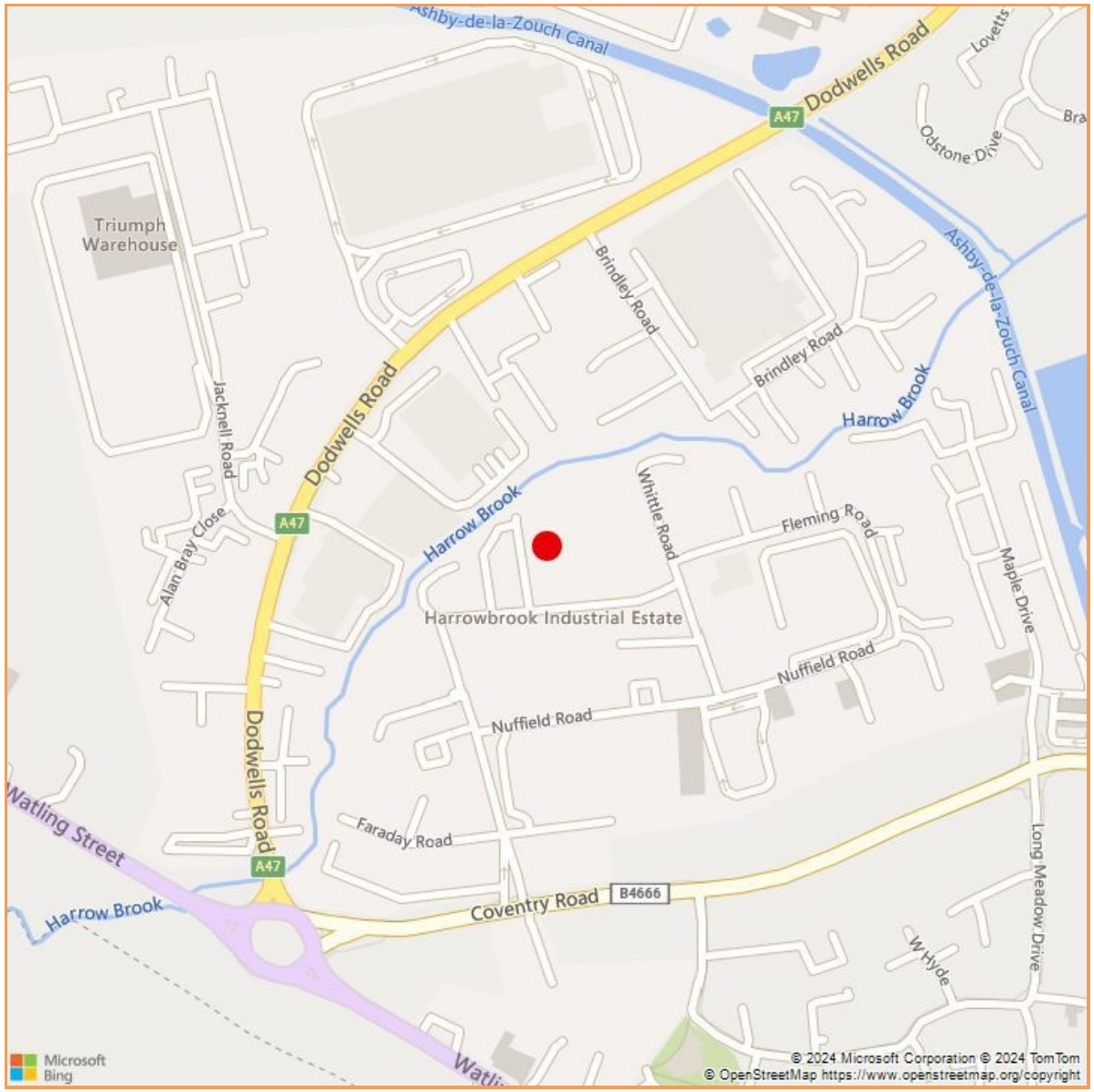
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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