

wards
Commercial

TO LET

STARTER INDUSTRIAL UNIT

4 George Street,
Barwell, LE9 8GN

Electric roller shutter door

WC facilities

Shared secure yard area

2.8m lowest working height

GIA - 549 sq ft (51 sq m)

LOCATION

The subject property is located on George Street, being situated in close proximity to Shilton Road, which allows access to the A47 and A447 main roads.

Barwell is a Village lying approximately 2 ¾ 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.

DESCRIPTION

The subject property comprises a mid terrace industrial unit of cavity brickwork construction surmounted by a mono pitched steel roof with a minimum eaves height of 2.8m.

The unit is accessed via an electric roller shutter door (3.05m width x 2.32m height). Internally, there is a WC and solid concrete floor.

Externally, there is a shared concrete surfaced yard area enclosed by palisade fencing. There is one allocated car parking space for the unit.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	549	51
		549 Sq Ft	51 Sq M

SERVICES

Mains electricity, water and drainage are connected to the subject property.

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: £4,600

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 £6,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenants will be responsible for the landlord's reasonable legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(125)

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.

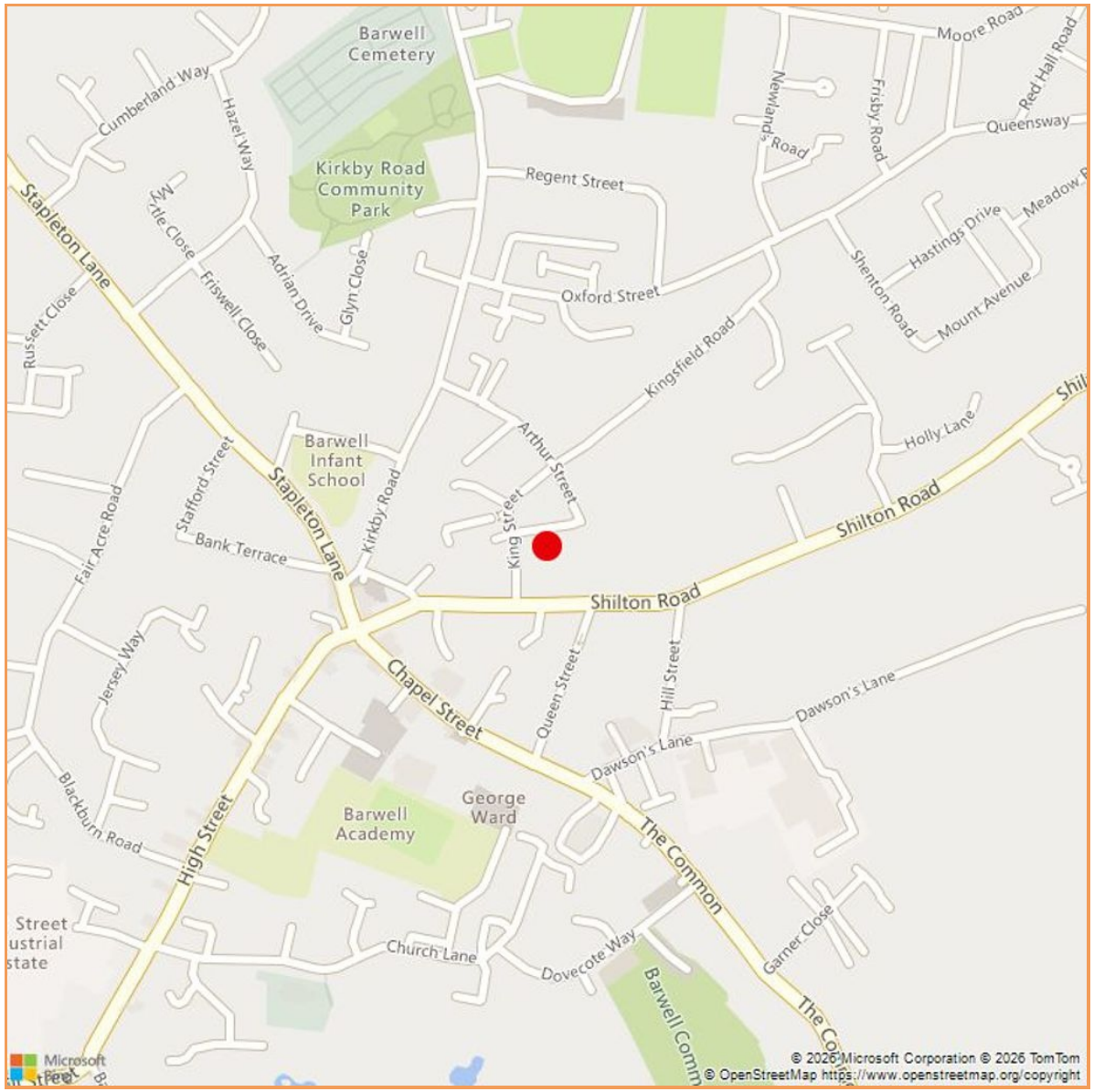
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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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