

wards
Commercial

TO LET

OFFICE SUITES

The Atkins Building, Lower Bond Street, Hinckley, LE10 1QU

Exceptional character office space in Hinckley town centre

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Pay and display car parking opposite (permits available)

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Flexible lease terms available

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Reception services and 24/7 access

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From 350 sq ft (33 sq m) to 830 sq ft (77 sq m)

LOCATION

The Atkins Building is located in a highly prominent position on Lower Bond Street on the fringe of Hinckley town centre. There is a pay and display car park directly opposite the building. Hinckley railway station is located approximately 0.5 miles from the property and provides regular commuter services to Birmingham New Street and Leicester.

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 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

DESCRIPTION

The Atkins Building is the former home of Atkins of Hinckley who established a presence in Hinckley in 1722 and produced hosiery until 1995, by which time it was the oldest existing and operating hosiery factory in the world. In September 1995 the Atkins business was taken over by Coates Viyella who manufactured hosiery until the factory's closure in 2002. In 2008 Hinckley & Bosworth Borough Council purchased the Atkins building and renovated it in to a creative business centre which was opened in September 2010. The Atkins office and studio facilities have been designed to be modern, affordable and with community in mind. Individual spaces are available in sizes from 150 sq ft to 6,000 sq ft, catering for small and growing companies from many different business sectors and can accommodate a variety of needs.

The serviced offices offer a modern, professional setting in keeping with the listed building. They are truly unique spaces, exclusive to Hinckley. Each area is equipped with its own kitchen with instant hot water. The Creative Business Centre staff are on hand to support you, receive your clients and handle your post. The office rental package comes with many features and benefits to ensure that your tenancy runs smoothly: Flexible tenancy terms, broadband/WiFi/telephone line rental, secure 24/7 access, intruder alarm, reception services, post handling, kitchen facilities, onsite café bar, IT/telephony support and nearby car parking (Pay-and-Display).

ACCOMMODATION

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

		SQ FT	SQ M
F105-F106	Office Suite	830	77.11
F115	Office Suite	350	32.52
NIA Total		350 - 830 Sq Ft	32.52 - 77.11 Sq M

SERVICES

We understand all mains services are connected. The offices benefit from gas fired panel radiators and lift access.

TENURE

The accommodation is available on flexible lease terms at a commencing rentals as follows:

F105-F106 - Rent £11,040.96 + VAT and Service Charge £6,565 + VAT
F115 - Rent £4,550 + VAT and Service Charge £2,768 + VAT

LEGAL COSTS

A legal fee is payable by the tenant for the creation of a lease. Each party to bear all other of their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(70)

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.

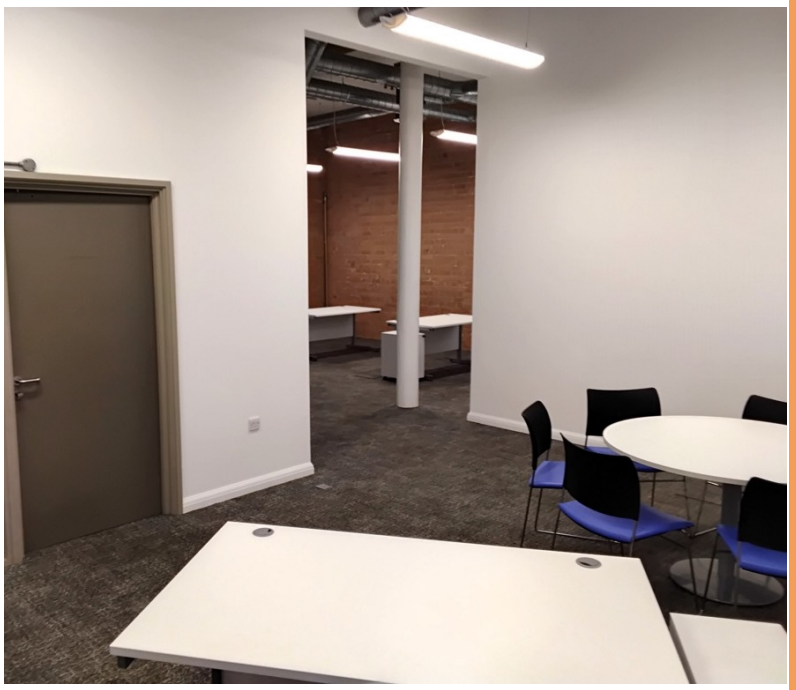
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

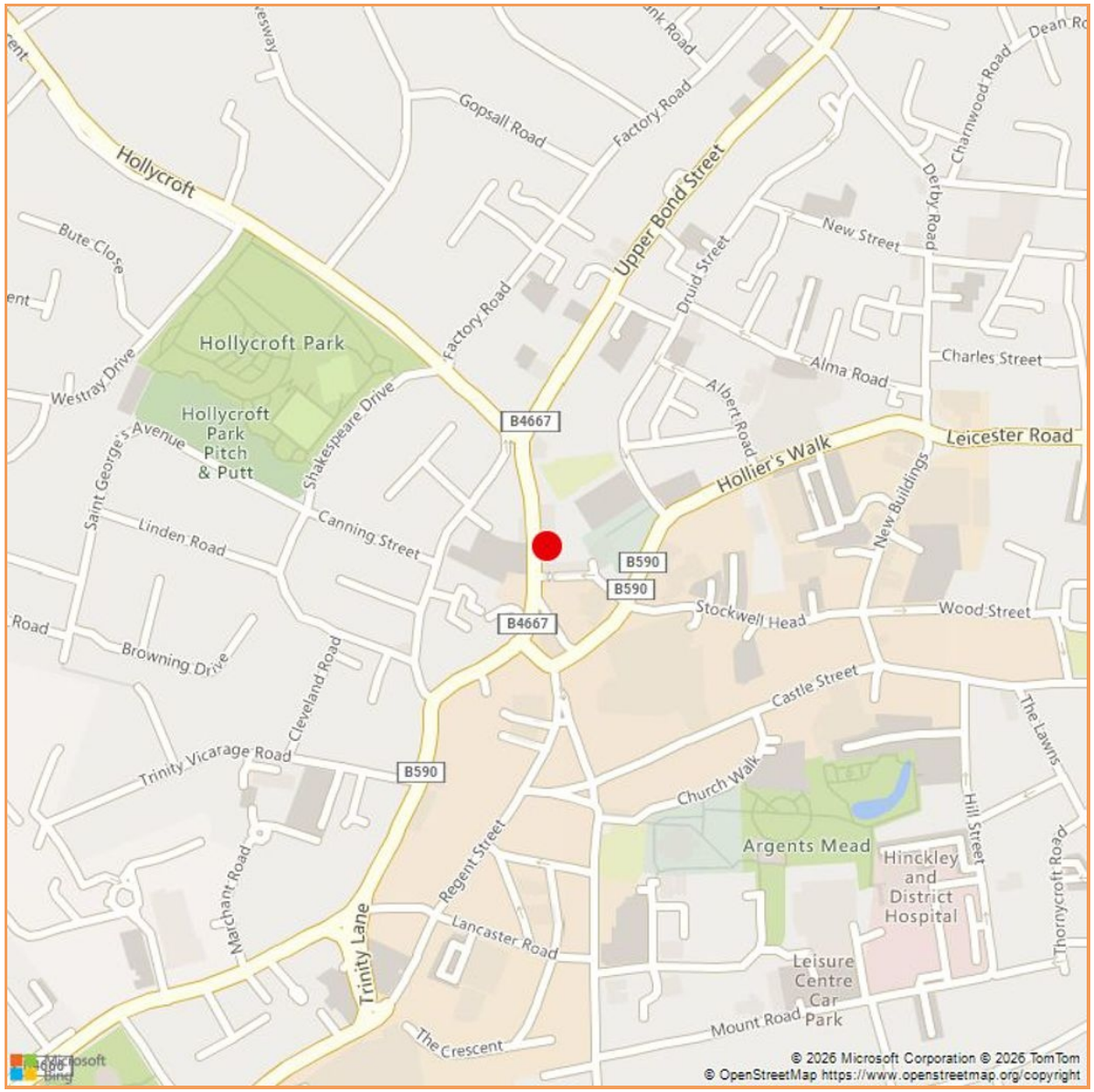
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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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20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

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