

wards
Commercial

TO LET

RURAL OFFICE SUITE

Hollows Park, Leicester Lane,
Desford, LE9 9JJ

Self-contained suite

⁂

Attractive rural location, with convenient access to the A47, M1 and M69

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Ample on-site car parking

⁂

Kitchen & WC facilities

⁂

NIA - 339 sq ft (31.5 sq m)

LOCATION

Hollows Park is located off Leicester Lane, close to the intersection of the same with the A47 Hinckley Road. Hollows Park provides an idyllic rural setting, with attractive views of the surrounding countryside, and benefits from gated access. Desford itself is a large village (population approx. 4,000) and benefits from good amenities.

The A47 Hinckley Road provides convenient access to Leicester city centre, some 6 miles to the east, and Hinckley, some 9 miles to the west. Junction 21a at Leicester provides access to the M1 (Northbound) and A46. The A47/A5 interchange at Hinckley provides convenient access to the A5, M69 and M42.

DESCRIPTION

Hollows Park comprises a portal frame office building providing a variety of suites at ground floor level. There is ample parking provided on site. The suites themselves are self-contained and benefit from kitchen and WC facilities. We understand that broadband internet is available.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office 1	175	16.26
Ground	Office 2	164	15.24
NIA Total		339 Sq Ft	31.49 Sq M

SERVICES

We understand mains electricity, water and drainage are available.

BUSINESS RATES

We understand that business rates are included within the service charge.

TENURE

The premises are available to rent on new internal repairing and insuring lease, for a term of years to be agreed, at a commencing rental of £6,250 per annum exclusive.

Additionally a service charge of £6,250 per annum is payable which we understand covers the following items: business rates, water, heating, car parking, buildings insurance, grounds maintenance and external window cleaning.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(113)

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.

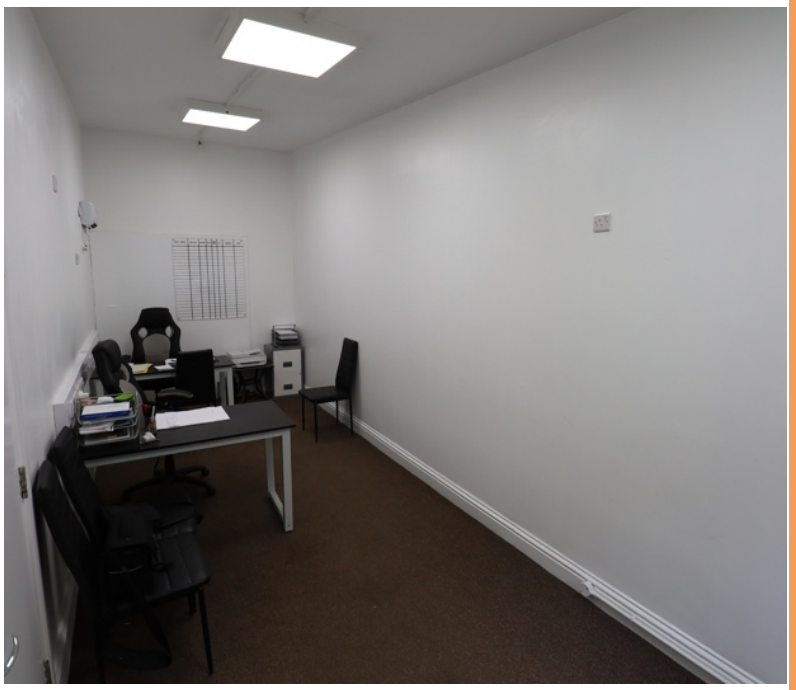
NOTE RE: PLANS

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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vehicle sales



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.

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