

wards Commercial

FOR SALE / TO LET

DETACHED HQ OFFICE BUILDING

1 Watling Drive,
Hinckley, LE10 3EY

High specification to include lift access and air conditioning

❊

EPC 'B' Rating

❊

28 car parking spaces

❊

Site area 0.45 acres (0.18 hectares)

❊

NIA - 6,784 sq ft (630 sq m)

LOCATION

The subject property is situated on the corner of Watling Drive and Sketchley Lane, on the well established Sketchley Meadows Industrial Estate, located on the southern fringe of the conurbation of Hinckley. Watling Close itself is accessed from Sketchley Lane which is in turn accessed from the A5 Watling Street. The A5 provides convenient access to Junction 1 of the M69 Motorway, approximately 1.5 miles to the east, and the M42 at Tamworth, approximately 12 miles to the north west.

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 subject property comprises a detached HQ style office building situated in an excellent location on Sketchley Meadows, close to the A5 and with excellent access to the M69 and wider Midlands motorway network. The property benefits from a high specification to include lift access, air conditioning, LED lighting and perimeter trunking.

Internally, the two storey accommodation comprises the following: Ground Floor: entrance lobby with lift and stairs to the first floor, open plan office, three executive offices, canteen, kitchen, male and female WC facilities and stores. First Floor: landing, open plan office, partitioned server room, boardroom, kitchen, stores and male and female WC facilities.

Externally, the property is set back from the road with a lawned area fronting the corner of Watling Drive and Sketchley Lane. There are four car parking spaces to the front elevation and a tarmacadam driveway leading to a further 24 car parking spaces to the rear of the property. The car parking spaces are surfaced with block paving.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Offices	2,394	222.4
Ground	Stores	201	18.67
Ground	Canteen	727	67.54
Ground	Kitchen	40	3.72
First	Office	2,652	246.37
First	Stores	115	10.68
First	Boardroom	611	56.76
First	Kitchen	43	3.99
NIA Total		6,784 Sq Ft	630.23 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the property, which benefits from air conditioning along with additional electric heating.

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: £72,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Sale - The Freehold interest is available, subject to vacant possession, at an asking price of £1,200,000
Letting - The property is available to rent, on a new full repairing and insuring lease, at a quoting rental of £80,000 per annum exclusive.

LEGAL COSTS

Sale - Each party to be their own legal costs.
Letting - As is standard, the ingoing tenant will cover the Landlord's legal fees for the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(30)

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.

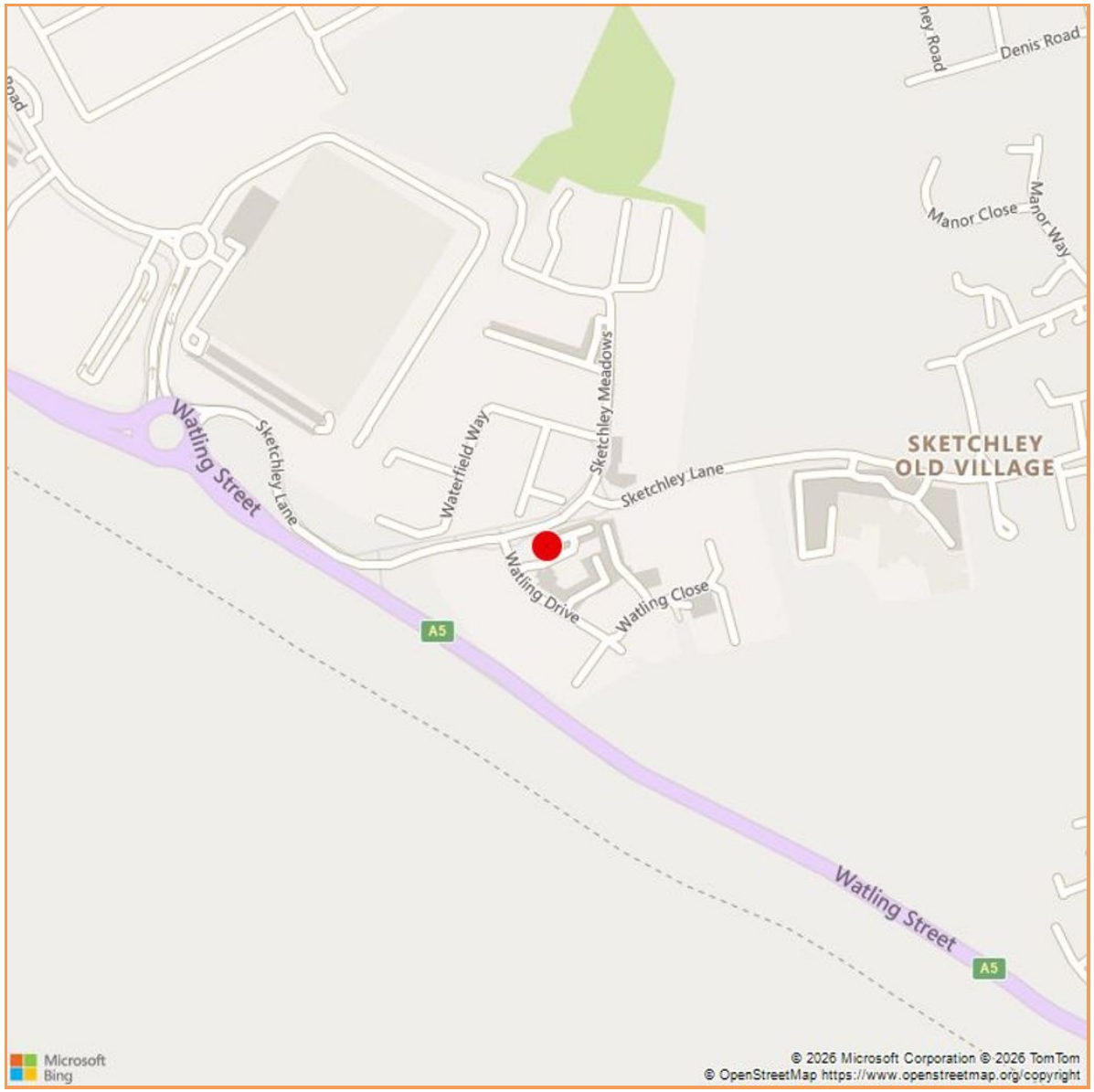
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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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