

wards
Commercial

FOR SALE / TO LET

INDUSTRIAL FACILITY

Kingsfield House, Arthur Street,
Barwell, LE9 8GZ

Large gated yard/car parking area

❊

Fully refurbished office accommodation with air conditioning

❊

Convenient access to A47

❊

3.2m working height

❊

GIA - 30,181 sq ft (2,804 sq m)

LOCATION

The subject property is located fronting on to Arthur Street on the fringe of Barwell village centre. The surrounding area comprises a mixture of commercial and residential uses. Arthur Street benefits from convenient access to the A447 and A47 thereafter via Kirkby Road and Barwell village centre.

Barwell is a village (population 9,000) lying approximately 2¾ 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. The village benefits from excellent access to local bus routes, with regular services to Hinckley, Nuneaton, Leicester and Coventry.

DESCRIPTION

REDUCED RENT INCENTIVE OF £4.50 PER SQ FT The property comprises a large industrial facility on the fringe of Barwell village centre of brick construction surmounted by a mixture of pitched, flat and north light roofing.

To the front, there is a refurbished two storey office facility providing a mixture of executive and open plan offices, along with canteen, boardroom and WC facilities. The offices benefit from carpeting and suspended ceilings with LED lighting. The main factory area has a working height of 3.2m with solid concrete floors. To the rear, there is a first floor showroom area.

Externally, there is a large gated car parking and loading area to the side elevation, with numerous roller shutter doors providing access to the building.

ACCOMMODATION

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

		SQ FT	SQ M
Lower Ground	Office	834	77.48
Lower Ground	Stores	416	38.65
Upper Ground	Office	2,318	215.34
Ground	Factory Areas	17,163	1,594.44
Ground	Annex	1,448	134.52
Ground	Stores	1,963	182.36
First	Showroom	1,972	183.2
Ground	Rear Workshop	3,382	314.19
Ground	Detached Shop	685	63.64
		30,181 Sq Ft	2,803.81 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating to the offices is by way of gas fired central heating serving panel radiators and air conditioning. To the factory areas, there are gas fired 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: to be supplied

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Letting - The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a rental of £166,000 per annum exclusive. As a rental incentive the Landlord will offer an initial rental of £136,000 per annum exclusive for a period to be agreed.
Sale - The property is available, subject to vacant possession, at an asking price of offers around £1,650,000.

LEGAL COSTS

Letting - As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease and rent deposit deed.
Sale - Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(46)

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.

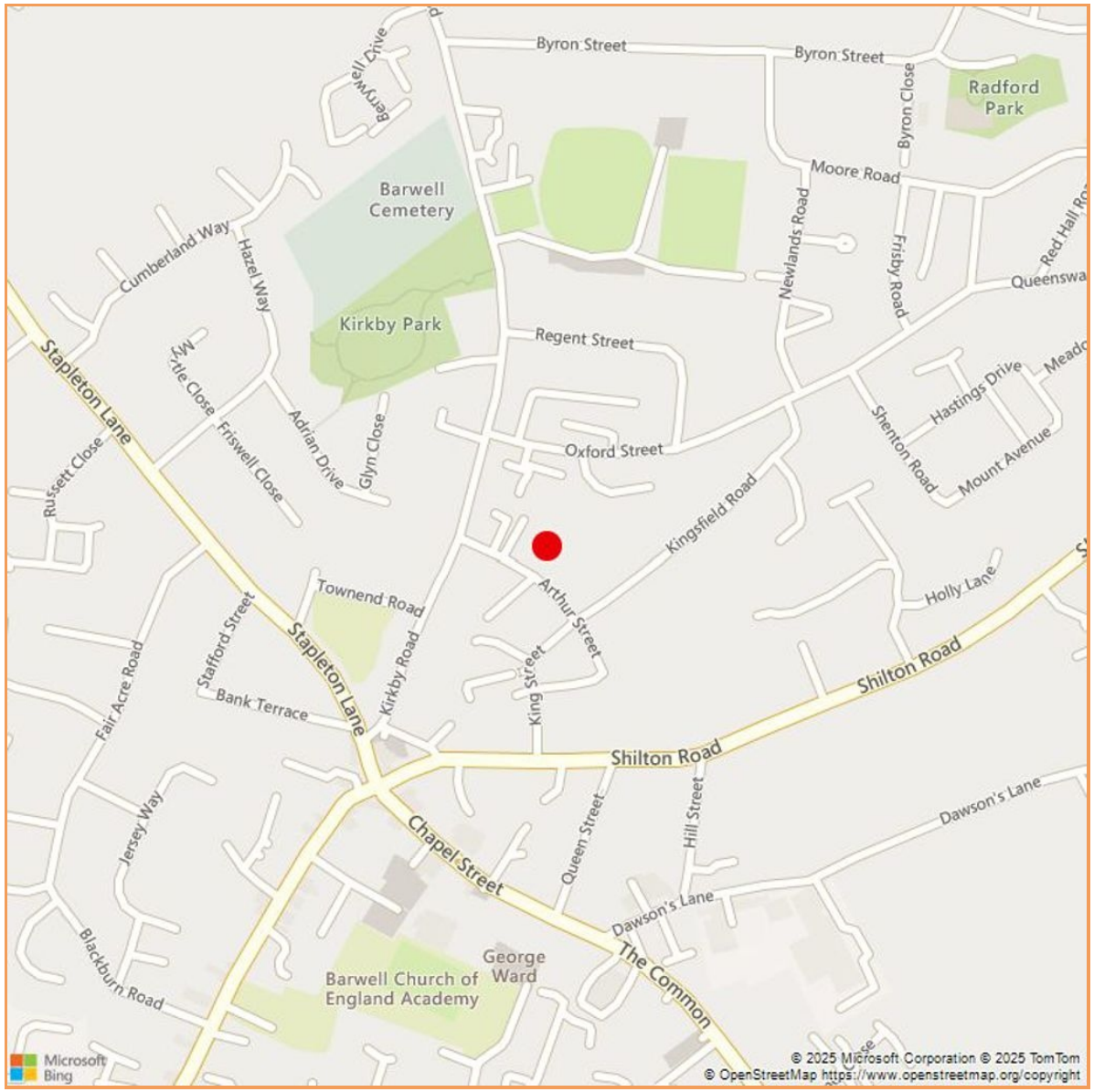
NOTE RE: PLANS

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









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