



TO LET

GROUND FLOOR OFFICE

Office 4 Trinity House, Coventry
Road, Hinckley, LE10 0NB

Service charge inclusive of utilities



Shared kitchen and WC facilities



Attractive canalside location



Car parking available



NIA - 196 sq ft (18.2 sq m)



LOCATION

The subject property is situated at Wharf Farm on Coventry Road Hinckley, opposite the Trinity Marina restaurant.

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. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

Trinity House is a dedicated office building offering suites at ground and first floor level benefitting from communal WC and kitchen facilities. The subject office comprises three individual suites on the ground floor which benefit from carpeting and LED lighting.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office 4	196	18.21
NIA Total		196 Sq Ft	18.21 Sq M

SERVICES

The office suites are heated with communal kitchen and WC facilities.

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 confirmed

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The offices are available to let on a new internal repairing and insuring leases at £2,744 per annum exclusive. Additionally, there is a service charge of £250 per quarter to cover the cost of utilities, communal cleaning and maintenance.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the licence.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(63)

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.

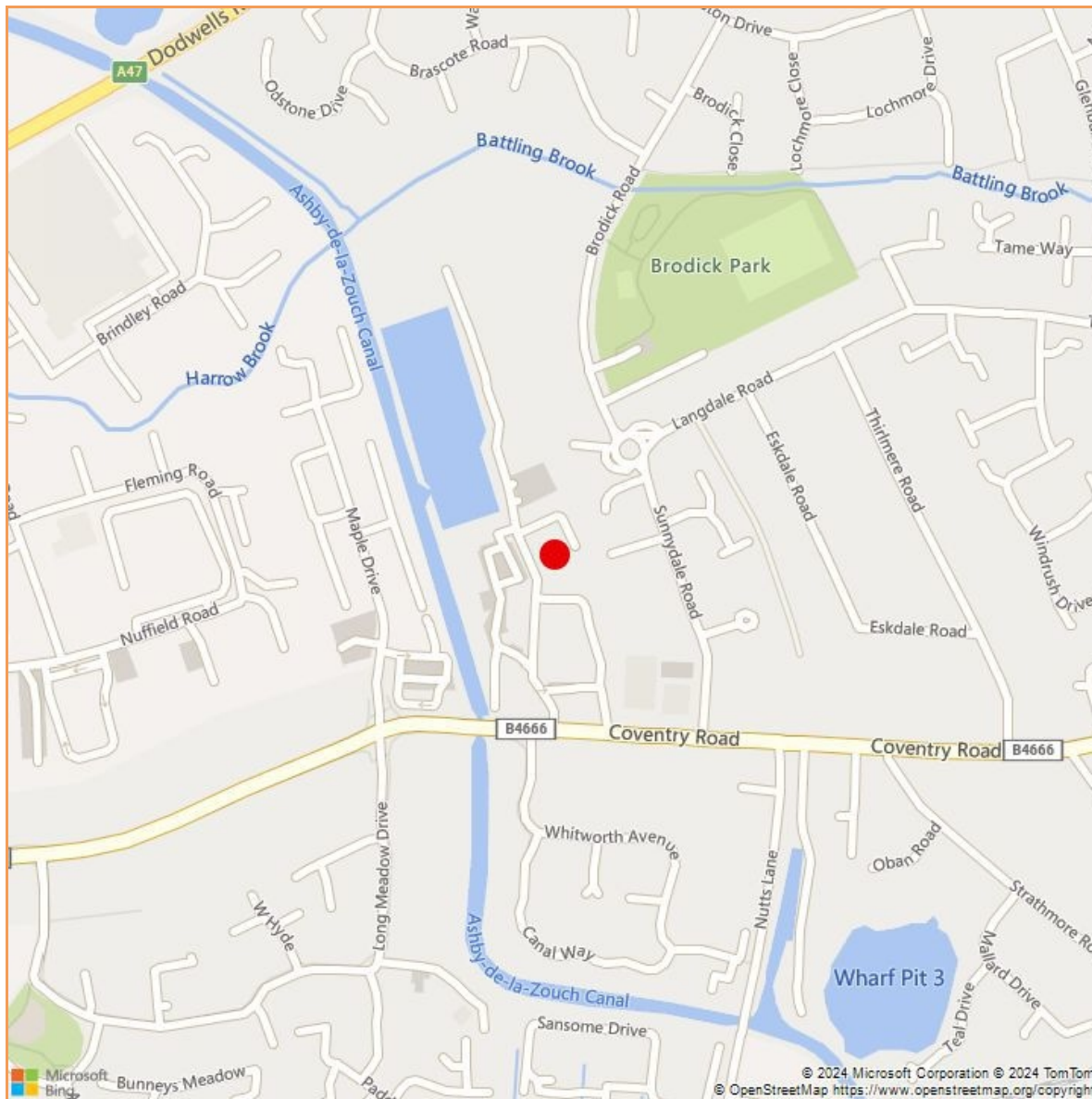
NOTE RE: PLANS

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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