



TO LET

SERVICED ROOMS

Serviced Rooms, High Cross Building,
Hinckley, LE10 0AZ

Prominent town centre location



Communal kitchen and WC facilities



Intercom access with mobile divert



Suitable for a variety of uses (subject
to planning)



NIA - 165 sq ft (15.3 sq m) - 789 sq ft
(73.3 sq m)



LOCATION

The rooms are located within the landmark Art Deco High Cross Building, in a highly prominent location within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby. Hinckley's recent retail/leisure development 'The Crescent' is 100m from the property with tenants including Tarro Lounge, Prezzo, Wildwood and Cineworld.

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, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

DESCRIPTION

Originally built as The High Cross Hosiery Factory in 1932 for the Atkins Brothers, to make mens underwear under the trademark of 'High Cross', the building has been sympathetically restored to provide serviced rooms, suitable for a variety of uses, to the first floor.

Rooms FF7 & FF8 are immediately available. Specification includes: Licence Fee: FF7 - £225, FF8 - £650, plus electricity and VAT per month (broadband extra), Area: FF7 - 165 sq ft, FF8 - 624 sq ft, Good for a workshop/office space, Desks/Chairs & Workbenches can be removed if not required, Iconic town centre location in the Highcross Business Centre (Lancaster Road, Hinckley), First floor rooms, lift is available for transporting furniture etc (DDA access available upon request), 24/7 coded door access and intercom system connecting visitors directly with you, Large breakout area with meeting tables, Kitchen/Diner area and Short-term/long-term parking nearby in both private and council run carparks.

ACCOMMODATION

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

		SQ FT	SQ M
Office FF8	£650 pcm	624	57.97
Office FF7	£225 pcm	165	15.33
NIA Total		165 - 789 Sq Ft	15.33 - 73.3 Sq M

SERVICES

The rooms benefit from power and lighting, with the electricity sub-metered from the main supply.

BUSINESS RATES

We are advised that the business rates are included within the monthly rental.

TENURE

The serviced rooms are available on rolling monthly licences at £225 (FF7), or £650 (FF8), + VAT per calendar month exclusive. The licence fee excludes electrical consumption, which is sub-metered for each room and will be charged in arrears on a monthly basis.

A one-month security deposit is payable by the licensee as part of the Initial Payment

LEGAL COSTS

There are no legal costs in setting up the licence

ENERGY PERFORMANCE CERTIFICATE

Not required.

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.

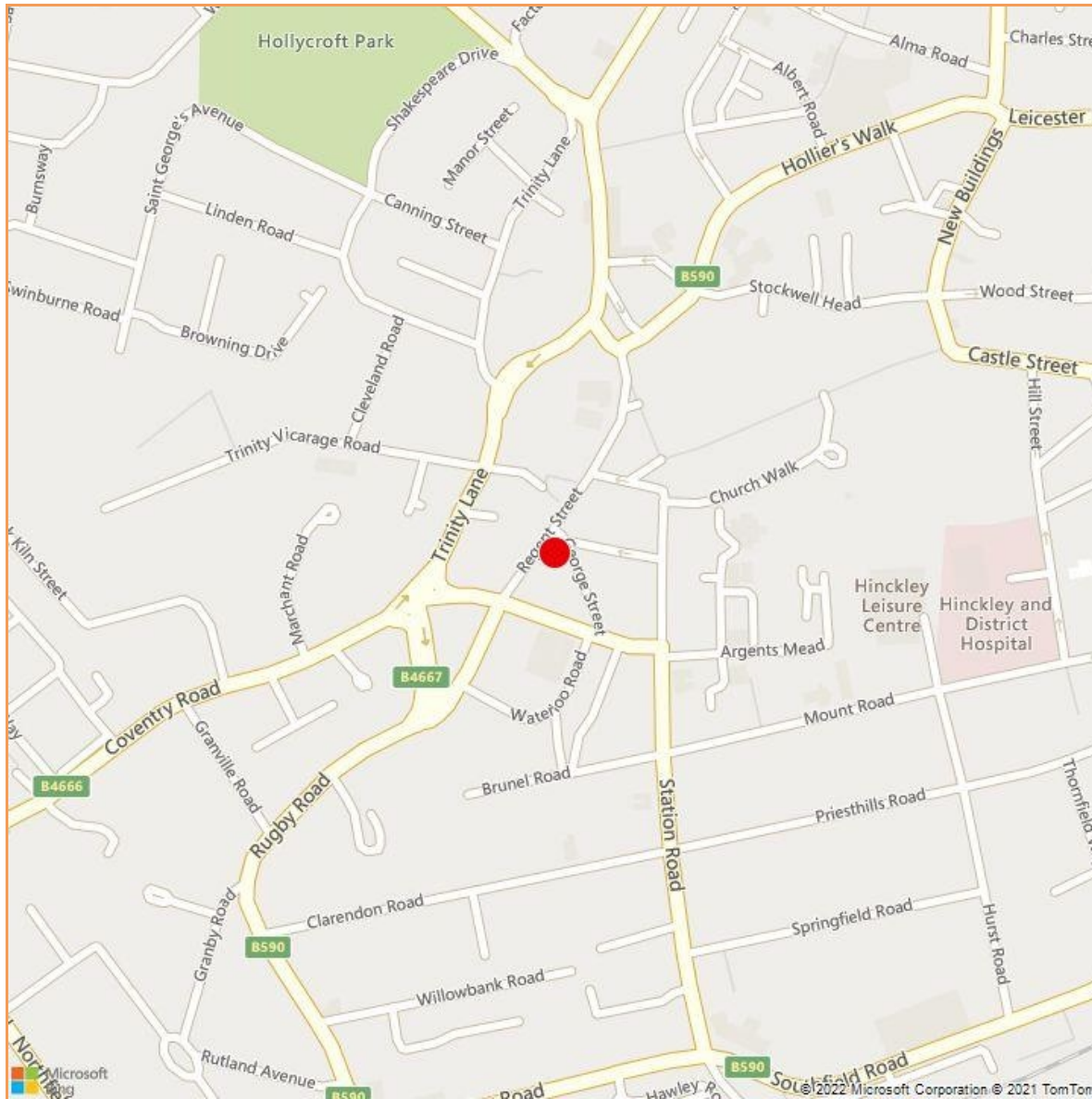
NOTE RE: PLANS

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.





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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