



TO LET

HQ STYLE OFFICE BUILDING

EMP House, Sapcote Road,
Stoney Stanton, LE9 4DW

Rural location with countryside views



High specification including perimeter
trunking and suspended ceilings with
LED lighting



Kitchen and WC facilities



18 car parking spaces



NIA - 2,045 sq ft (190.0 sq m)



LOCATION

The subject property is located on the fringe of the village of Stoney Stanton in a rural setting and benefits from attractive views of the surrounding countryside. The property is accessed from Sapcote Road via a private driveway and is walking distance of village amenities. Sapcote Road provides access to Stoney Stanton and Sapcote village centres and in turn provides access to the B581 Broughton Road and B4669 Leicester Road and the surrounding road network.

Stoney Stanton itself is a large village (population 3,793), located approximately 1 mile to the north of Sapcote and 5 miles to the east of Hinckley. There are good local road communications, including the M69 Motorway at Junction 2 being approximately 2 miles from the subject property.

DESCRIPTION

The subject property comprises a detached headquarters style office building in an attractive rural setting. The property has recently been refurbished throughout with new floor coverings. The property benefits from a high specification including perimeter trunking and suspended ceilings with LED lighting.

The accommodation provided comprises three open plan office suites to the ground floor, set around an attractive central atrium, and two open plan and one executive office, with attractive feature glazing, to the first floor. WC and kitchen facilities are provided on the ground floor.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office 1	108	10.03
Ground	Office 2	207	19.23
Ground	Office 3	280	26.01
Ground	Atrium	253	23.5
Ground	Kitchen	67	6.22
First	Office 4	431	40.04
First	Office 5	269	24.99
First	Office 6	431	40.04
NIA Total		2,045 Sq Ft	189.98 Sq M

SERVICES

We understand all mains services are connected to the subject property which benefits from gas fired central 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: £19,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available by way of a new full repairing and insuring lease at a commencing rental of £30,000 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(59)

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.

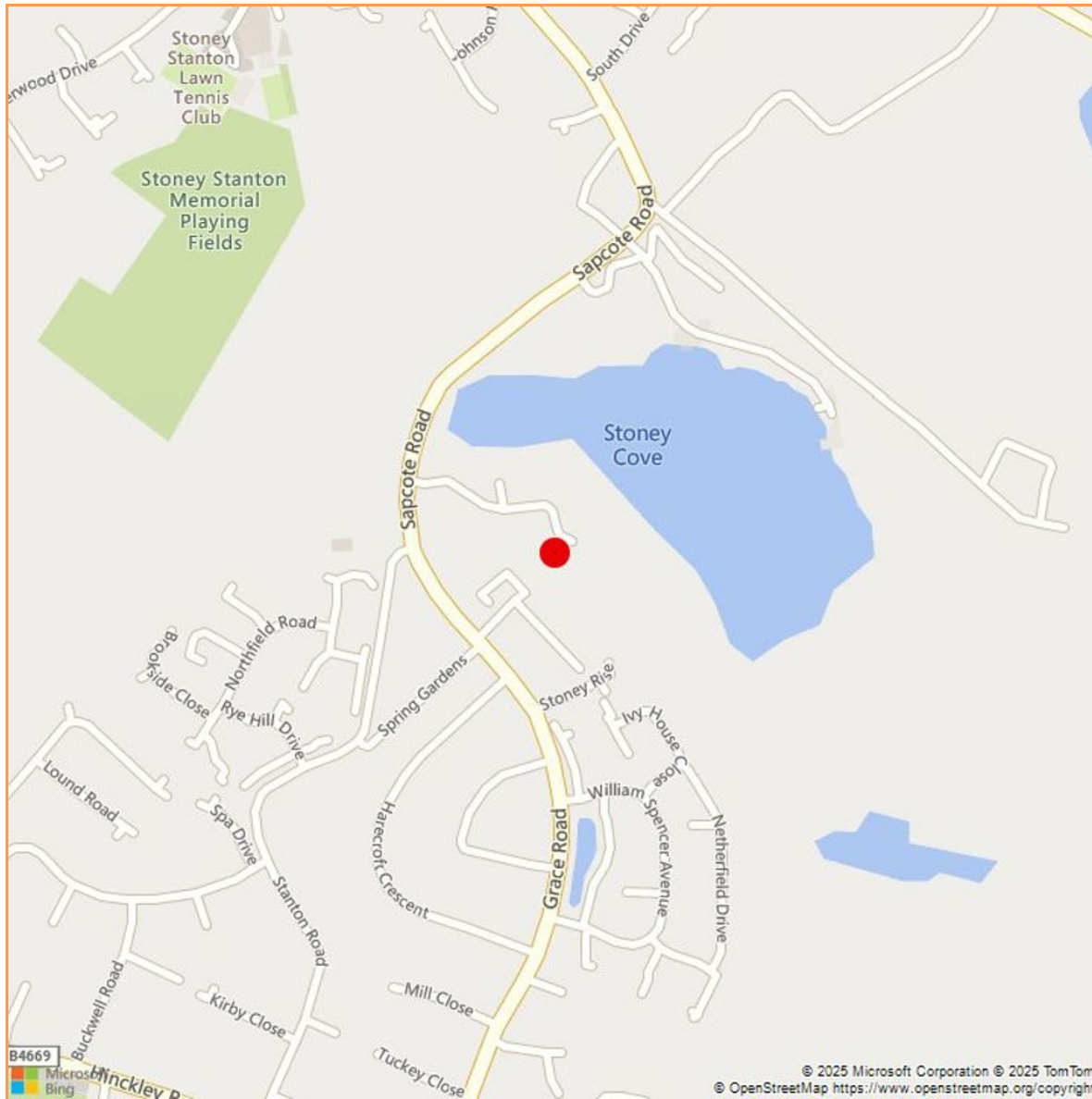
NOTE RE: PLANS

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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