



## TO LET

### INDUSTRIAL UNIT WITH YARD

Unit 1 Sapcote Road Industrial Estate,  
Burbage, LE10 2AU

Secure gated yard area



Two roller shutter access doors



Office with pedestrian access



3.1m eaves height



GIA - 2,360 sq ft (219 sq m)



## LOCATION

The subject property is situated on the Sapcote Road Industrial Estate which runs off Sapcote Road itself close to the junction with Burbage Road, Hinckley and also Hinckley Road, Burbage. The property is located on the left hand side as you enter the estate.

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.

## DESCRIPTION

The subject property comprises end-terrace industrial premises of concrete frame construction surmounted by a pitched asbestos clad roof. To the rear of the property is a timber frame lean to providing extra storage space.

Internally, the property benefits from open span working areas and a small office. The unit benefits from two roller shutters (3.0m width x 2.6m height and 2.8m width x 2m height, respectively), along with WC and kitchenette facilities. The internal eaves height is 3.1m to the main working area and 2.2m to the lean-to.

Externally, there is a secure yard area to the front elevation enclosed by palisade fencing and gates.

## ACCOMMODATION

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

|        |            | SQ FT       | SQ M        |
|--------|------------|-------------|-------------|
| Ground | Industrial | 1,346       | 125.04      |
| Ground | Office     | 348         | 32.33       |
| Ground | Amenity    | 62          | 5.76        |
| Ground | Lean To    | 604         | 56.11       |
|        |            | 2,360 Sq Ft | 219.24 Sq M |

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of electric panel 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: £10,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £18,000 per annum exclusive.

## LEGAL COSTS

As is standard, the incoming tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(124)

## 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](mailto: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 check 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.

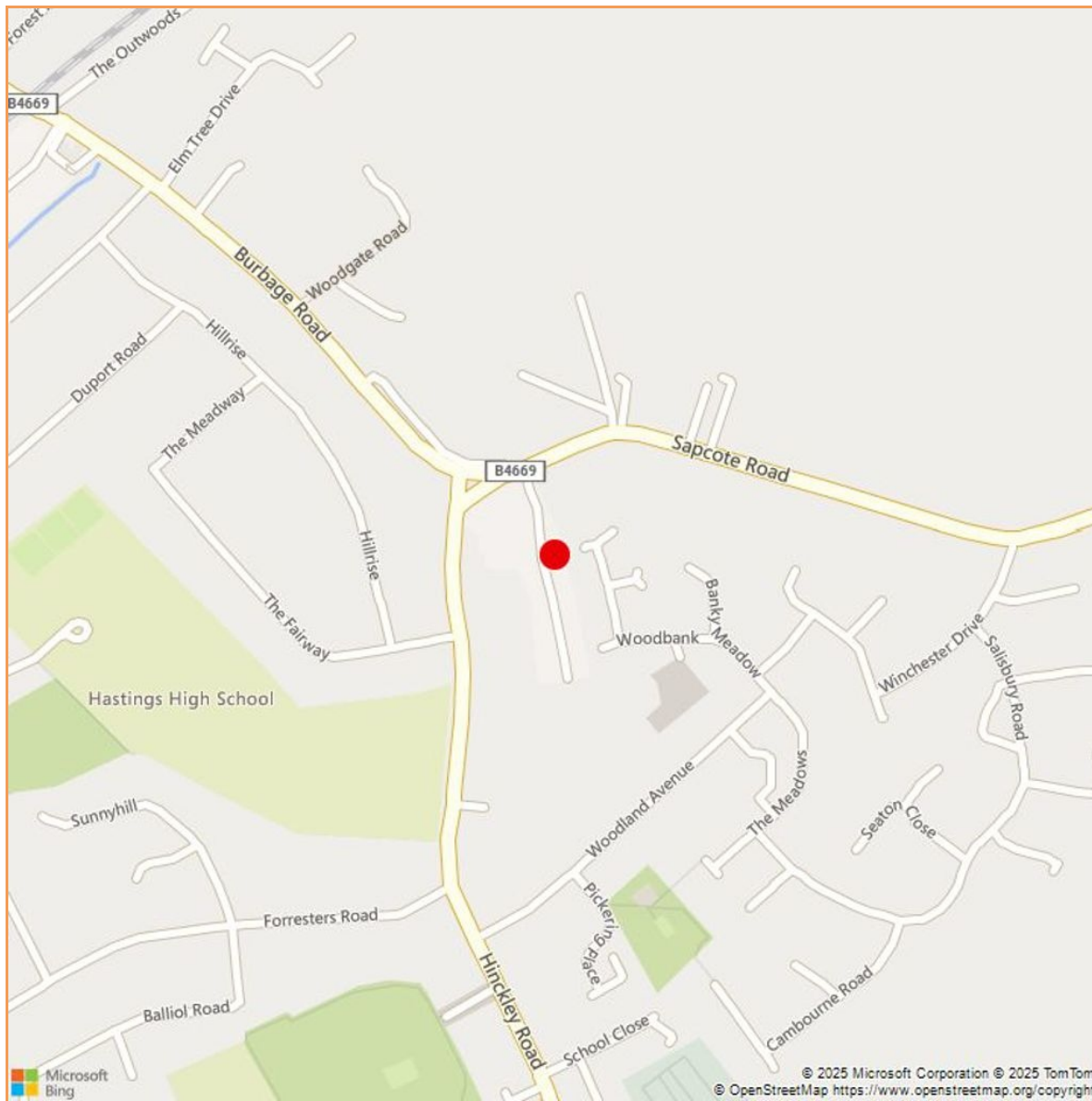
## NOTE RE: PLANS

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](http://www.rics.org)). We strongly recommend 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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