



TO LET

END TERRACE INDUSTRIAL UNIT

Unit 17 Hinckley Business
Park, Dodwells Bridge Industrial
Estate, Hinckley, LE10 3BY

5.4m eaves height



Sectional up and over door access



Secure gated yard to the side



3 year lease with rolling break option
on 3 months' notice



GIA - 3,240 sq ft (301 sq m)



LOCATION

The subject property is situated on Hinckley Business Park, accessed from Brindley Road, which forms part of the Dodwells Bridge Industrial Estate which lies on the western fringe of the conurbation of Hinckley. The subject property is adjacent to other industrial properties and the Harrow Brook runs to the rear of the site.

Dodwells Road is an established industrial location with major occupiers including Tesco, Alliance Healthcare, The Alan Nuttall Partnership, XPO Logistics, Motor Parts Direct and DS Smith. Hinckley is a market town with a population in the order of 55,000 (Local Authority 105,000) 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.

DESCRIPTION

The subject property comprises end terrace industrial premises of steel portal frame construction, with blockwork elevations and steel sheet cladding above and to the pitched roof. The internal eaves height is 5.45m and there is a sectional up and over access door (2.8m width x 3.4m height).

Internally, there is a carpeted office which benefits from a gas heater, LED lighting and metal frame UPVC double glazing. The industrial area is clear span, with solid concrete floors, tea point and male and female/disabled WC facilities.

Externally, there are six car parking spaces within the secure gated yard to the side elevation and a tarmac loading area to the front of the unit.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	2,899	269.32
Ground	Office	276	25.64
Ground	WC	65	6.04
		3,240 Sq Ft	301 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property.

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: £18,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let on a new internal repairing and insuring lease, for a term to be agreed, at a commencing rental of £29,200 per annum exclusive. The lease will be for a term of 3 years with a rolling break option, subject to 3 months prior written notice.

A maintenance rent (currently £0.32 per sq ft) will be levied for maintenance of the exterior and common parts.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(75)

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.

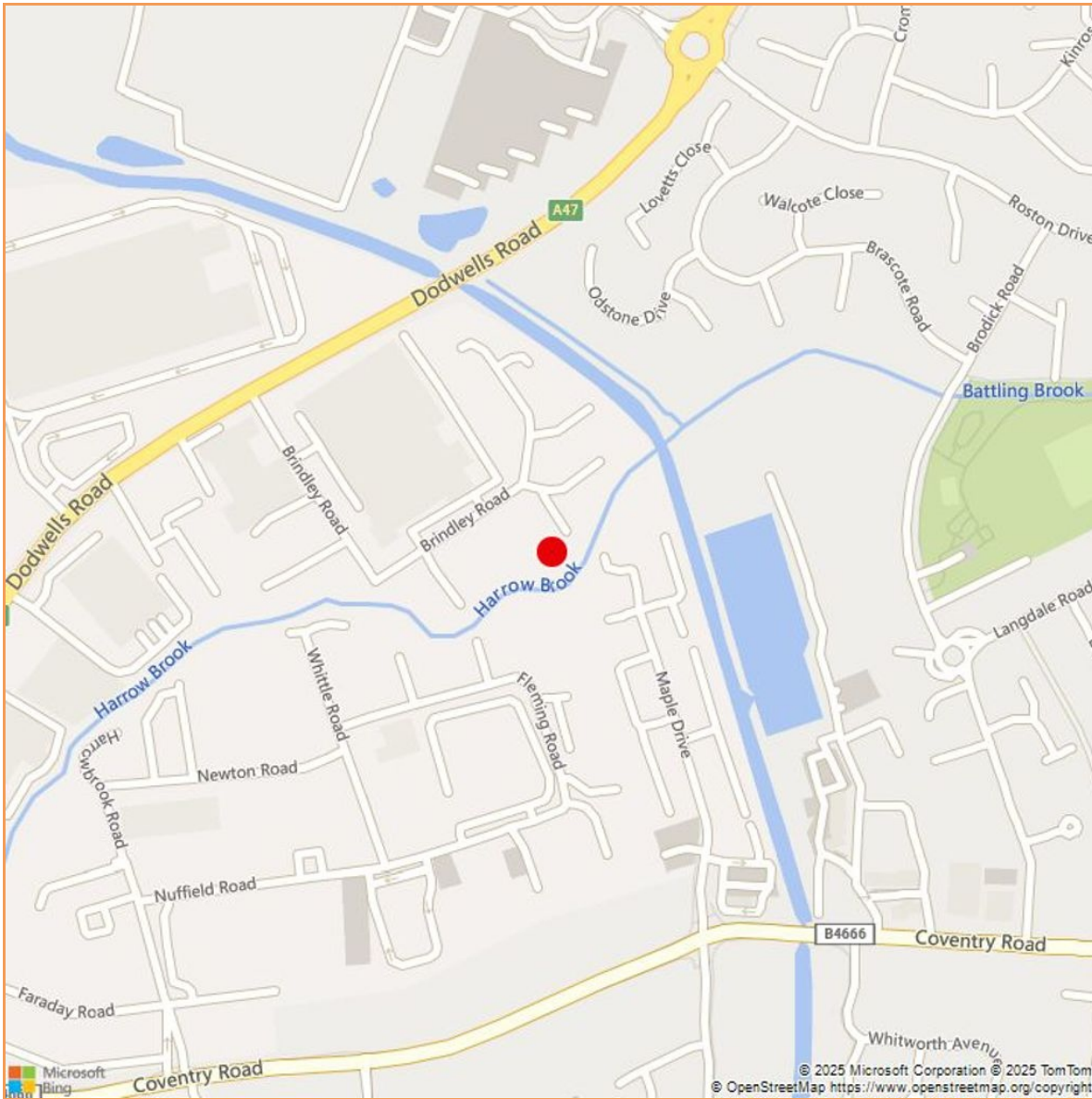
NOTE RE: PLANS

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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