



wards

Commercial

Call 01455 251771
www.wardscommercial.co.uk

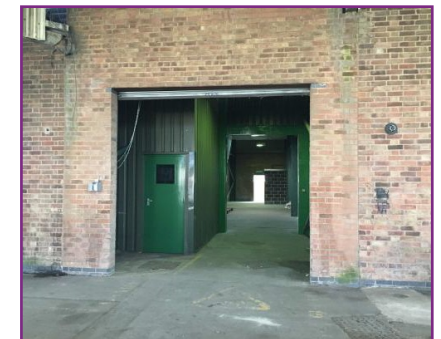


TO LET

FIRST FLOOR OFFICES

**First Floor 5B Nutts Lane Ind Est,
Hinckley LE10 3EJ**

- NIFA 1,010 sq ft (93.83 sq m)
- Car Parking
- WC & Kitchen Facilities



LOCATION

The subject property is situated on the Nutts Lane Industrial Estate which as the name denotes is accessed off Nutts Lane, which runs between Coventry Road, the B4666 to the A5 Watling Street, on the Western fringe of the conurbation of Hinckley.

Hinckley is a market Town with a population in the order of 55,000 (Local Authority 87,000) 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 of first floor office space with parking for 4 vehicles. The property benefits from perimeter trunking and suspended ceiling. In more detail the property comprises of the following net internal floor areas.

Open plan office: 571 sq ft (53.04 sq m)

Office: 342 sq ft (31.7 sq m)

Kitchen: 97 sq ft (9.0 sq m)

Male & Female WC facilities.

An area of ground floor warehousing space may be available to rent by separate negotiation.

SERVICES

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

RATES

As a result of web enquiry only, the DRAFT entries appearing in the 2017 Rating List of Hinckley & Bosworth Borough Council are: Rateable Value: £7,900

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

RENT

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 £6,000 per annum exclusive, but inclusive of water rates.

LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlords legal costs.

EPC

Rating: E

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

A referencing charge of £90 (£75.00 + 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.

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.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you

seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.