



wards

Call 01455 251771
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Commercial

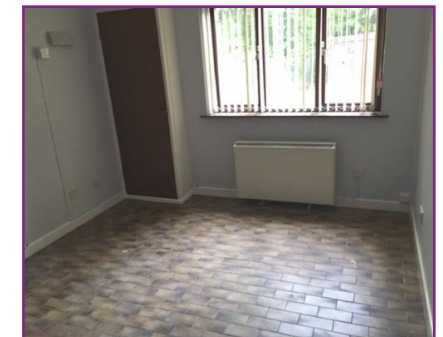


TO LET

GROUND FLOOR OFFICE

**Unit 1 Station Road Industrial Estate,
Higham On The Hill CV13 6AG**

- NIA 354 sq ft (32.8 sq m)
- Ground Floor Office
- Car parking



LOCATION

These modern industrial / office units are located within the yard relating to George Stew & Son Ltd which is situated at the foot of Station Road in Higham on the Hill.

Directional note:

From Main Street turn right in to Station Road, proceed to the bottom of the same whereupon the yard will be noted on the left hand side.

Higham on the Hill is a popular residential village and there is easy access on to the A5 trunk road, which leads to the M69 at Burbage to the south east and the M42 at Dordon to the north west.

DESCRIPTION

The subject property comprises of two interconnecting ground floor offices with wc / kitchen facilities and parking.

In more detail the property comprises the following net Internal Floor Areas:

Office 1: 217 sq ft (20.1 sq m)

Office 2: 137 sq ft (12.7 sq m)

Total: 354 sq ft (32.8 sq m)

WC facilities

kitchen facilities

SERVICES

Mains electricity and water are connected to the property, with drainage to a treatment plant.

RATES

We have made web enquiries of the business rates charging authority, Hinckley & Bosworth Borough Council in respect of these units and the following information has been provided

Rateable Values: unavailable

THIS IS NOT THE AMOUNT PAYABLE

The units will have to be reassessed for rating purposes if they are let individually or combined in a different way to that stated.

PLANNING

The units can be used for purposes falling within Class B1 of the Town & Country Planning Use Classes Order 1987 offices / light industrial. We believe alternative uses for storage purposes would be acceptable subject to planning permission.

The units can be used between the hours of 7.30am and 6pm Monday to Friday and 7.30am and 1pm Saturdays and at no time on Sundays or Bank Holidays. A full copy of the planning permission is available for interested parties upon request.

TENURE

The property is available to let on a new internal repairing and insuring lease for a term to be agreed at a rental of £6,000 per annum exclusive.

LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlords legal costs incurred in the grant of the lease.

EPC

Available shortly.

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 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.

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.