

To Let / May Sell

Wheatfield Way
Hinckley
Leicestershire
LE10 1G

April 2020



Location

The property occupies a prominent corner position, fronting Normandy Way (A47) at the junction with Wheatfield Way. There is direct access to the A5 trunk road, leading to the M69 and M6 motorways.

Wheatfield Way is one of Hinckley's premier office locations, being only 0.5 miles from the Town Centre.

The property is directly opposite Morrison's Supermarket and other amenities within the Business Park include restaurants, public house and a gymnasium.

Description

The property comprises a prestigious two storey office building of brick construction with a return frontage along Normandy Way.

The accommodation is generally in an open plan format with a wealth of natural light. There are raised access floors and suspended ceilings throughout.

The property benefits from an 8 person passenger lift, and kitchen and toilet facilities on each floor.

Externally, there are 30 private car parking spaces. .

Accommodation

The property offers the following accommodation:

Floor	Sq Ft	Sq M
Ground	10,026	932
First	LET TO BLOOR HOMES	LET TO BLOOR HOMES
Total	10,026	932

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Current Rating Assessment

Charging Authority: Hinckley & Bosworth BC
Rateable Value: £218,000

We advise all applicants to make their own enquiries of the rating liability as it may be subject to transitional arrangements.

Services

It is understood that all main services are connected to the property.

There is a comfort cooling system with control panels throughout.

Use

The premises have consent for business use conforming to use classification B1(a) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Lease Terms

The property is available on a new lease for a term of years to be agreed, on a full repairing and insuring basis.

Rent

Upon application. Rental incentives are available.

Price

Upon application.

Energy Performance Certificate

A certificate will be made available to all parties. Energy Rating to be confirmed.

Viewing

Strictly by appointment through the agents.

For further information or an appointment please contact:

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