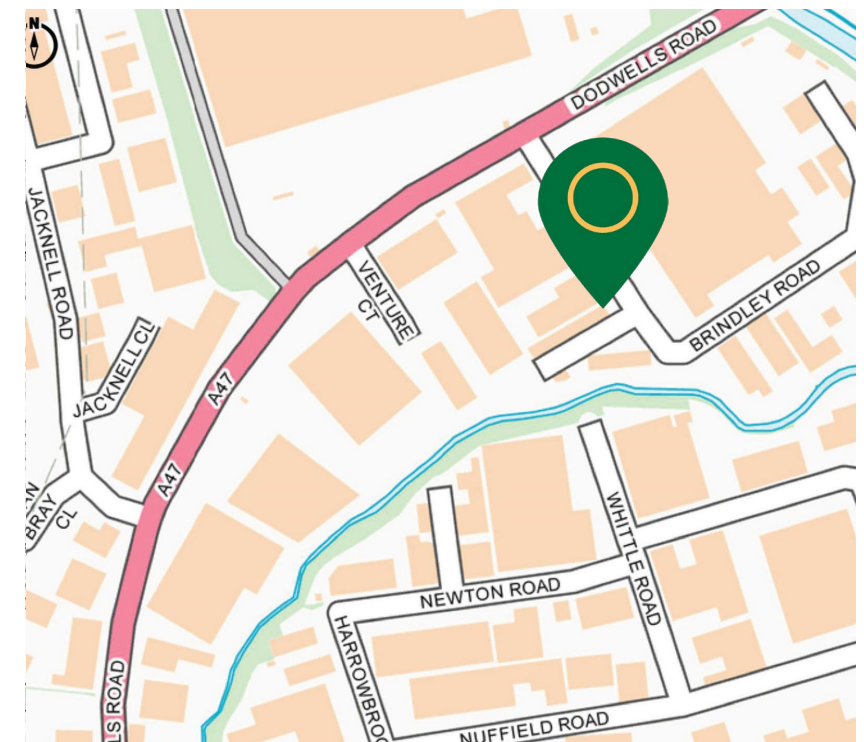


TO LET

£10,000 per annum



REFURBISHED INDUSTRIAL/STORAGE UNIT



**Unit 1 Phoenix Business Park
Brindley Road, Hinckley LE10 3BY**

68.66 m² (739 Sq. Ft.) IPMS 2 (GIA)

- Easy access to A5 & M69, M1, M6 & M42
- Being refurbished to including new kitchen & electric roller shutter door
- Self-contained industrial/storage unit
- Painted concrete floor
- 3-phase electricity supply
- Secure site
- Electric estate security gates



**Chartered Surveyors
Property Consultants**
17 Market Street Atherstone
Warwickshire CV9 1ET
Tel: 01827 718912
www.parsleyproperty.co.uk



Unit 1 Phoenix Business Park, Brindley Road, Hinckley, LE10 3BY

LOCATION

Phoenix Business Park is located off the A47, Dodwells Road, within a mile of "Dodwells Bridge" island where it joins the A5 (off which leads the M69) and the B4666 Coventry Road to Hinckley, with routes to the M1 and M6 motorways.

The estate provides a mix of medium sized units with a range of commercial occupiers.

The site has the benefit from being an enclosed site with security fencing and electronic gates.

DESCRIPTION

Externally the property has car parking and vehicular access is via a new electric (and manual override) steel roller shutter door (being installed) (Width: 3.15m, Height: 2.75m).

The property is of brick and breeze block construction to a corrugated tin, Protega coated, roof incorporating translucent lights.

The property is newly refurbished internally, having a painted concrete floor, three phase electricity board and sockets situated around the internal perimeter, ADT intruder alarm, security grills to the translucent roof lights, a new kitchen with electric water heater, worktop with storage cupboards under (being installed) and LED lighting to the industrial space. There is a pedestrian fire escape at the rear of the property and WC off the industrial space.

ACCOMMODATION:

Industrial Space: 739 Sq. Ft. (68.66 m²) (IPMS2 – Industrial (GIA))

ENERGY RATING

EPC Rating: D84

GENERAL INFORMATION AND PRINCIPAL TERMS OF LETTING

TENURE

The unit is available to lease on FRI (Full Repairing & Insuring) terms for a minimum term of 3 years.

SERVICE CHARGE & INSURANCE

A service charge is payable in four equal instalments on the usual quarter days. The service charge does not include waste disposal. The 2026/27 service charge budgeted contribution is £1,148. The occupier will be responsible for reimbursing the Landlord the cost of insuring the premises.

SERVICES

3 phase electricity, mains water, drainage & telephone are available and connected to the premises.

RATEABLE VALUE

The tenant will be responsible for the payment of business rates:

Rateable Value: £6,300 (effective date 1 April 2026).

Interested parties are advised to verify this information.

LOCAL AUTHORITY

Hinckley & Bosworth Borough Council,
Hinckley Hub
Rugby Road
Hinckley
Leicestershire LE10 0FR

PLANNING

The premises have planning permission for purposes falling within Class E(g)(iii), B2 or B8 in accordance with the Town & Country Planning (Use Classes) Order 1987 (as amended).

RENT

£10,000 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs.

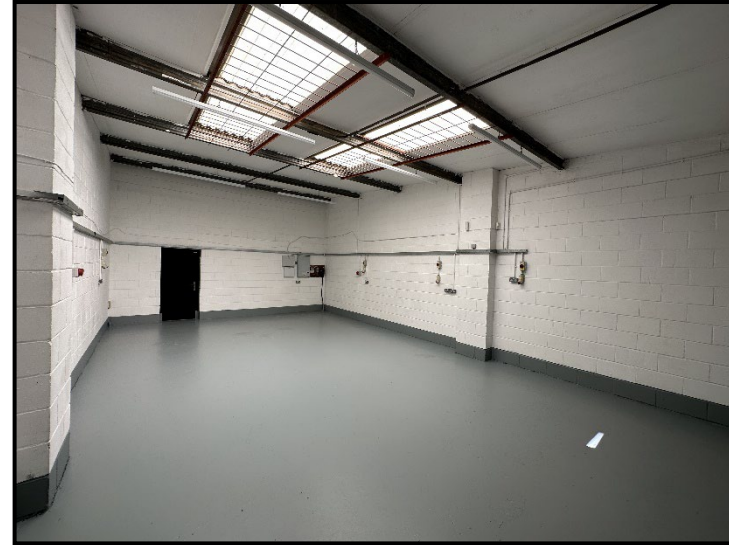
V.A.T.

All figures quoted are exclusive of V.A.T.

VIEWING

By Sole Letting Agents: Shortland Parsley on 01827 718912

Contact: James Parsley or Greg Fielding



STIPULATIONS

Every care has been taken in the preparation of these particulars and the attached plan which are for guidance only. They have been prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the seller or Shortland Parsley. Neither Shortland Parsley nor any of its employees has any authority to make or give any representation or warranty whatever in relation to the property.

The plans are for identification purposes only and indicate the approximate extent of the property to be sold.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting the land which has been sold or withdrawn or any costs due to error or omission, inadvertent or otherwise, contained in these particulars.

Please also note:

1. The photographs only show certain parts and aspects of the property at the time they were taken.
2. It should not be assumed that the property remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. The intending purchaser must verify these matters.
5. If there is any aspect of the property in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the property.
6. The Seller of this property has checked the particulars and agreed that the information is correct to the best of his knowledge.

Electronic Communication

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may therefore be inappropriate to rely on advice contained in an email without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise using internet communication and all risks connected with sending commercially sensitive information relating to your business are borne by you. If you do not agree to

accept this risk, you should notify us in writing that e-mail is not an acceptable means of communication.

It is the responsibility of the recipient to carry out a virus check on any attachments received.

Money Laundering

Shortland Parsley has in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- maintain identification procedures for all prospective purchasers;
- maintain records of identification evidence;
- report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

Ref: PM11138/U1

UPDATED: April 2026