



**Unit 3 Sketchley Lane Industrial Estate, Sketchley Meadows, Hinckley,
Leicester, Leicestershire LE10 3EN**

Modern Warehouse Premises

- ▶ **7,000 sq ft (650.31 sq m) GIA**
- ▶ **Strategic position close to M69**
- ▶ **Good loading and parking facilities**
- ▶ **Annual rental £38,500 exclusive**

For enquiries and viewings please contact:



Peter Doleman
0116 255 5455
pdoleman@innes-england.com

Location

Sketchley Lane Industrial Estate is situated approximately one mile north of Junction 1 of the M69, which links with the M1 and M6 motorways. Hinckley town centre is located one mile north of the A5, which provides a good source of local labour.

Description

A single storey portal frame end of terrace industrial unit with two storey offices, clad in brickwork and PVC profiled sheeting with an insulated roof. The floor is concrete and the premises have an eaves height of approximately 5.48m (18 ft). Loading is facilitated to the rear of the property by a steel roller shutter door.

Spacious car parking is provided on site.

Accommodation

	Sq M	Sq Ft
Offices / Factory / Warehouse	650.3	7,000
Total	650.3	7,000

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services are connected to the property.

There is both a single and three phase electrical supply, with overhead lighting.

Gas fired central heating is provided to the offices.

Tenure

A new fully repairing lease is to be granted on terms to be agreed.

Business Rates

The business rates for this property are to be assessed.

Rent

£38,500 per annum, exclusive of rates and other outgoings.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT, which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC Report is available on request.

Viewings

Viewings are by appointment with sole agents Innes England.

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