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FOR SALE (MAY LET)

MODERN INDUSTRIAL UNIT
3940 SQ FT (366.0 SQ M)



UNIT 2 KNIGHTS COURT
BRINDLEY ROAD
DODWELLS BRIDGE INDUSTRIAL ESTATE
HINCKLEY

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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.

LOCATION

The subject unit is located on Brindley Road, Dodwells Bridge Industrial Estate. Dodwells Bridge itself lies to the south western fringe of the conurbation of Hinckley with easy access onto the A5 and hence onto the M69.

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 industrial unit is constructed of a steel portal frame with brick / block cladding to approximately 2.2 meters and plastic coated steel cladding above and to the pitched roof. The unit benefits from a roller shutter door and concrete floor. There is car parking in front of the unit together with a further parking area which also serves the other two units on the site.

ACCOMMODATION DETAILS (on a gross internal floor area basis)

Ground Floor 3647 sq ft (338.8 sq m)
consisting of open span industrial / warehouse areas, works toilet and canteen, office and toilets

First Floor Office 293 sq ft (27.2 sq m)

Total 3940 sq ft (366.0 sq m)

SERVICES

All mains services are connected to the unit.

RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council on 23 May 2008 were:

Rateable Value: £18,000

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.

TENURE

The property is available for sale on a new 125 year long leasehold interest at a purchase price of offers in the order of £348,000.

Alternatively the property may be let on a new full repairing and insuring lease at a commencing rental of £20,000 per annum exclusive.

Whether the property is sold or let, there will be a service charge provision for the same to cover maintenance of the common areas and management of the site.

LEGAL COSTS

If the property is sold then each party will be responsible for their own legal costs.

As is standard, if the property is let the tenant is to be responsible for the landlords reasonable legal costs incurred in the grant of the lease.

FOR FURTHER INFORMATION AND VIEWING

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

Please note: A charge of £58.75 (£50.00 + 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.

Revision 1 - JRH (Unit 2 Knights Court) 23/05/08