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TO LET

**INDUSTRIAL / STORAGE & OFFICE
ACCOMMODATION**



**HINCKLEY BUSINESS CENTRE
BURBAGE ROAD
HINCKLEY
LE10 2TP**

DISCLAIMER: castle Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Castle Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Castle Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Castle Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Castle Commercial will not be liable for any loss arising from the use of these particulars.

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

Hinckley Business Centre is located just off Burbage Road, being situated directly adjacent to the Nuneaton to Leicester railway line. There is car parking available next to the property and on nearby sites. Burbage Road itself forms part of the main arterial route leading into Hinckley from Junction 2 of 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 property available essentially comprise of workshop / office units situated within the Business Centre, being located off an internal corridor. They benefit from shared loading dock facilities, together with sprinklers, fluorescent strip lighting and solid floors to each unit. The gross internal floor area of each unit is as follows:

Ground Floor
Unit 3 3200 sq ft (297.2 sq m)
This unit has a loading bay.

First Floor
Office 11 370 sq ft (34.3 sq m)

There are shared toilet facilities within the Business Centre.

SERVICES

Mains electricity, together with water in some of the units is available.

RATES

As a result of oral enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council on 17th October 2003 were:

Rateable Value: unavailable

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 units are available on effective full repairing and insuring leases at the following rentals (inclusive of service charge).

Unit 3 £9,000 + VAT per annum exclusive
Office 11 £225 pcm + VAT (inclusive)

LEGAL COSTS

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

FOR FURTHER INFORMATION AND VIEWING

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

Please note: A charge of £57.50 (£50.00 + VAT) will be made to any party making an application to rent the subject property to cover the cost of taking references and a credit check.

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 have been supplied by the landlord of the property and 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 5 – BM (27/04/09) Hinckley Business Centre