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**TO LET**

**WORK/STORAGE UNITS – 3603 – 10,743 SQ FT**

**DENNIS HOUSE**  
**HAWLEY ROAD**  
**HINCKLEY**  
**LEICESTERSHIRE**

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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 property is located towards the rear of Dennis House, which is situated having a frontage to Hawley Road. Hawley Road itself forms part of one of the main routes leading around Hinckley town centre, and easy access can be gained to Rugby Road which leads to the A5 and M69 approximately 1 mile to the south and also Hinckley town centre.

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 subject properties essentially comprises of two ground floor work/storage units which benefits from double doors access, leading to solid concrete floor areas. Additionally we understand that some car parking may be available in the yard area from which the properties are approached.

Measurements on a gross internal floor area basis

Units 1&2	7,139 sq ft	(663.2 sq m)
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This unit has its own WC facilities and kitchenette and electric ceiling heating to some elements.

Unit 3.3 Workspace	3,237 sq ft	(300.7 sq m)
Office	367 sq ft	(34 sq m)

This unit has shared WC facilities and storage heating to office elements.

## **SERVICES**

Three phase electricity is connected to both properties.

## **RATES**

We have been unable to verify the rating assessment for the property.

## **TENURE**

The property is available on a new effective full repairing and insuring lease, by way of a service charge. Commencing rentals are based on £2.00 per sq ft, p.a.x.

Any lease will be drawn outside the security provisions of the Landlord and Tenant Act 1954

## **LEGAL COSTS**

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

## **FOR FURTHER INFORMATION AND VIEWING**

**STRICTLY** by prior telephone appointment with the joint letting agents, Castle Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771 and Faulkner & Co, 3 The Horsefair, Hinckley, Leicestershire: Telephone (01455) 251535.

**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](http://www.commercialleasecodeew.co.uk).

Revision 1 – BM (Dennis House units 1,2 & 3.3)  
07/12/07