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## **TO LET**

**FIRST FLOOR OFFICES AVAILABLE ON ALL  
INCLUSIVE BASIS – 155 SQ FT (14.4 SQ M) TO  
1040 SQ FT (96.6 SQ M)**

**HIGH STREET  
BARWELL  
LEICESTER**

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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 offices are located at first floor level above the former premises of the Co-Op in the centre of Barwell village. There is long term free public car parking within 200 meters together with short term on street parking further along High Street. Nearby road communications include the A47 and A447 leading to Leicester and the A5.

Barwell is a Village lying approximately 2 3/4 miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to junction 21 of the M1 at Leicester.

## **DESCRIPTION**

The offices (currently in the process of refurbishment) will provide quality accommodation including suspended ceilings and central heating. Access to the offices is via a separate ground floor entrance and stairway from High Street, and in more detail the accommodation on offer comprises the following:

Office B	155 sq ft	(14.4 sq m)
Office C	168 sq ft	(15.6 sq m)
Office D	275 sq ft	(25.5 sq m)
Office E	442 sq ft	(41.1 sq m)

TOTAL                      1040 SQ FT    (96.6 SQ M)

The offices are available on an all inclusive basis, as detailed below.

## **SERVICES**

All mains services are available to the property.

## **TENURE**

The offices are available on flexible terms at the following monthly rentals:

Proposed office licence fees:

Office B	£260.00
Office C	£238.33
Office D	£325.00
Office E	£563.33

**All prices are quoted net of VAT, which will be charged at the prevailing rate.**

Licence fees include:

Rent  
Rates  
Lighting  
Heating  
Buildings insurance  
Cleaning of common parts

£300 deposit required per room.

Licence fees payable by standing order monthly in advance. 6 or 12 month licence agreements to end on the last day of the month. Tenants wishing to occupy mid-month must take licences for 6 or 12 months plus the extra days pro rata.

Landlord will happily let on longer (FRI or "inclusive") lease terms if required.

## **FOR FURTHER INFORMATION AND VIEWING**

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

## **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 provided by the landlords 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 3 – JRH (Offices, High St. Barwell)  
27/7/05