



Tel: 01455 251771 Fax: 01455 251989 E-mail: info@cascom.co.uk

FOR SALE / TO LET

NEW NURSERY INDUSTRIAL UNITS

AND

OFFICES



TUNGSTEN PARK
COVENTRY ROAD
HINCKLEY
LEICESTERSHIRE

See our web special www.cascom.co.uk/Tungsten

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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.

DESCRIPTION

Tungsten Park is a new exciting mixed use development fronting on to Coventry Road, Hinckley adjacent to the Ashby de la Zouch Canal with easy access on the A5 and the M69.

The development is fronted by two new car dealerships with one pre sold to Martin Rumble Vauxhall. The site will then offer nursery industrial units with offices to the canal side elevation and a larger industrial unit to the rear. There is a high level of design incorporating curved roofs and extensive glazing for both offices and industrial space. Planning permission is expected to be granted in August 2007.

INITIAL PRICING

Freehold Prices (Rents on application) excluding VAT

Measurements

Industrial - Gross Floor Area

Offices - Net Floor Area

Industrial Units

Unit No	Size		Price (Excl VAT)
	Sq ft	Sq m	
J	26152	2429	On Application
K	Under Offer		
L	Under Offer		
M	Under Offer		
N	Under Offer		
P	Under Offer		
Q	1581	146.9	£173,910
R	1553	144.3	£170,830
S	2113	196.3	£221,865
T	2113	196.3	£221,865
U	2113	196.3	£221,865
V	2113	196.3	£221,865
W	2113	196.3	£221,865
X	2113	196.3	£221,865
Y	2113	196.3	£221,865

Offices

£185 per sq ft

Please note all information is for general guidance only and is not to be relied upon, nor is it to be considered part of a formal contract. All information and specifications are subject to change without notice.

FOR FURTHER INFORMATION

Contact Vernon Ward or Jonathan Hubbard at Castle Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

Email: vward@cascom.co.uk or jhubbard@cascom.co.uk

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

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.

Revision 1 – VW (Tungsten Park – June 07)
19/6/07

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