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TO LET
EXTENSIVE OFFICE ACCOMMODATION WITH
CAR PARKING 7481 SQ FT (695.0 SQ M)



LEICESTERSHIRE HOUSE
THE BOROUGH
HINCKLEY
LEICESTERSHIRE

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

The subject premises are located within Hinckley Town Centre and are situated above and within the same building as the Nationwide Building Society. The car park relating the same is situated to the rear of the building with spaces for 10 Vehicles. The area around the subject property is principally of secondary retailing..

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 property essentially comprises of office accommodation located at second and third floor levels above the Nationwide Building Society.

The accommodation benefits from an entrance lobby with direct access off The Borough with stairs and passenger lift (7 person) to upper floors. At second floor level there is a landing and corridors leading to a mixture of open plan and individual offices. Male and female WC facilities are also available. At third floor level the principle accommodation is divided into a office / storage room and further open plan area with service facilities including male and female WC facilities and kitchenette/staff room.

The property has the following net internal floor area:

Second Floor 4950 sq ft (459.8 sq m)
including safe room. There are also 3 sets of toilet facilities.

Third Floor 2531 sq ft (235.1 sq m)

SERVICES

All mains services are connected to the property which has a gas fired central heating system installed.

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 10th July 2007 were:

Rateable Value: £24,250

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 on an internal repairing and insuring lease, plus a service charge for contributions towards the maintenance of the whole building and any communal areas.

COMMENCING RENTAL

£35,000 p.a.x.

LEGAL COSTS

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

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.

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 – BM (Leicestershire House) 10/07/07