



Tel: 01455 251771 Fax: 01455 251989 E-mail: [info@cascom.co.uk](mailto:info@cascom.co.uk)

**TO LET**

**OFFICE ACCOMMODATION ON ALL-INCLUSIVE  
BASIS WITH CAR PARKING**



**TRINITY HOUSE**  
**COVENTRY ROAD**  
**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 property is situated at wharf farm on Coventry Road Hinckley, opposite the Trinity Marina restaurant.

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**

Trinity House is a dedicated office building and we are able to offer suites at first floor level accessed via a communal stairway from the ground floor. The suites are available separately or combined. There are communal male and female WC facilities and a kitchen. The offices essentially comprise of open plan rooms on the flowing net internal floor basis:

Office 1	750 sq ft	(69.6 sq m)
Office 2	160 sq ft	(14.8 sq m)
Total	910 sq ft	(84.5 sq m)

## **SERVICES**

The office suites are heated with communal kitchen and WC facilities. The use of a meeting/conference room is available at an extra cost subject to availability.

## **RATES**

Included in the rental.

## **LEASE TERMS**

The offices are available separately or combined on a new all inclusive licences for a term to be agreed at the following rentals.

Office 1 - £9,000 inclusive

Office 2 - £2,000 inclusive

## **LEGAL COSTS**

As is standard the ingoing tenant will be responsible for the landlord's 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 £58.75 (£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 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 conveyance 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 (Trinity Lane Offices) 20/02/09