



wards

Commercial

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TO LET

Office Premises

**The Dexta Barn, Broadlands Farm,
Dadlington CV13 6HX**

- In Village Location
- Low Rates
- Within close proximity to the M96 Motorway and A5
- Features storage cupboard and Cloakroom
- Located on a working farm



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LOCATION

The Dexta Farm is situated on Broadlands Farm which is centrally located within the village of Dadlington. Prospective tenants should appreciate that this is a working farm. There is relatively easy access onto the Northern Perimeter Road, via Stoke Road and hence onto the A5/M69 to the south and Leicester via the Earl Shilton By-Pass to the north. Directional Note: Entering Dadlington from the direction of Hinckley, proceed along Hinckley Road, straight over the cross roads in the centre of the village along Main Street and the turning for Broadlands Farm runs between residential dwellings on the right hand side just before the turning for Sutton Lane.

DESCRIPTION

Dexta Barn comprises of a single storey office building, which offers in principle two open plan office areas with a storage cupboard and cloakroom off the same. The accommodation offered on a net internal floor area basis is as follows:-
684 sq.ft (63.5 sq.m)
The tenant will benefit from the right to park four vehicles within the farmyard.

SERVICES

There is a sub-metered electricity supply, which the landlord recharges at cost.

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 10 August 2009 were:
Rateable Value:£2,750
This is not the amount payable.
Depending upon certain criteria an occupier may benefit from small business rate relief.

Enquiries in this regard should be made to Hinckley & Bosworth Borough Council Commercial Rates Section 01455 238141.

USE

The property benefits from Planning Permission for uses within Class B.1 (A) under the Town & Country Planning Use Classes Order Offices. The lease will permit working hours as follows:-
Monday to Friday 8.00 a.m. To 6.00 p.m.
Saturday 9.00 a.m. To 12.00 noon

TENURE

The property is available on new internal insuring lease of flexible duration (subject to a 2 year minimum) at a commencing rental of £5,000 p.a.x) The lease will be drawn outside the security provisions of the Landlord & Tenant Act 1954 Part II.

LEGAL COSTS

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

FOR FURTHER INFORMATION AND VIEWING

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

Please note: A referencing charge of £57.50 (£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 check 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.