



TO LET

MODERN INDUSTRIAL UNIT

Unit 9 Clover Park, Cloverfield,
Hinckley, LE10 1YD

Ancillary office, kitchen and WC
facilities



Loading apron and 8-10 car parking
spaces



Roller shutter door access



5.3m eaves height



GIA - 7,195 sq ft (668.4 sq m)



LOCATION

The property is located on the Hinckley Fields Industrial Estate, which is situated on the northern fringe of the Hinckley conurbation. The nearby A47 allows easy access to the A5, and subsequently the M69, to the southwest of Hinckley, together with Leicester to the north east. Clover Park itself benefits from security gate access to the site.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) 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 property comprises a modern semi detached industrial unit constructed of a steel portal frame and being clad with brick faced blockwork to half height and profile sheet steel above and to the roof. There are translucent roof lights fitted and the eaves height is 5.3m.

Internally, the property benefits from a pedestrian access door leading to reception/works offices, kitchen and WC facilities with further offices at first floor above. Access to the industrial area is via a roller shutter door (approx. 4m width x 4.5m height).

Externally, there is a concrete loading apron and parking for 8-10 vehicles.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Industrial	4,706	437.19
First	Offices	372	34.56
First	Mezzanine	2,117	196.67
		7,195 Sq Ft	668.42 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating to the offices.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £29,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new full repairing and insuring lease at a commencing rental of £45,000 per annum exclusive.

A service charge and sinking fund will also be levied for the maintenance and administration of the Clover Park Estate.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(86)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + 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.

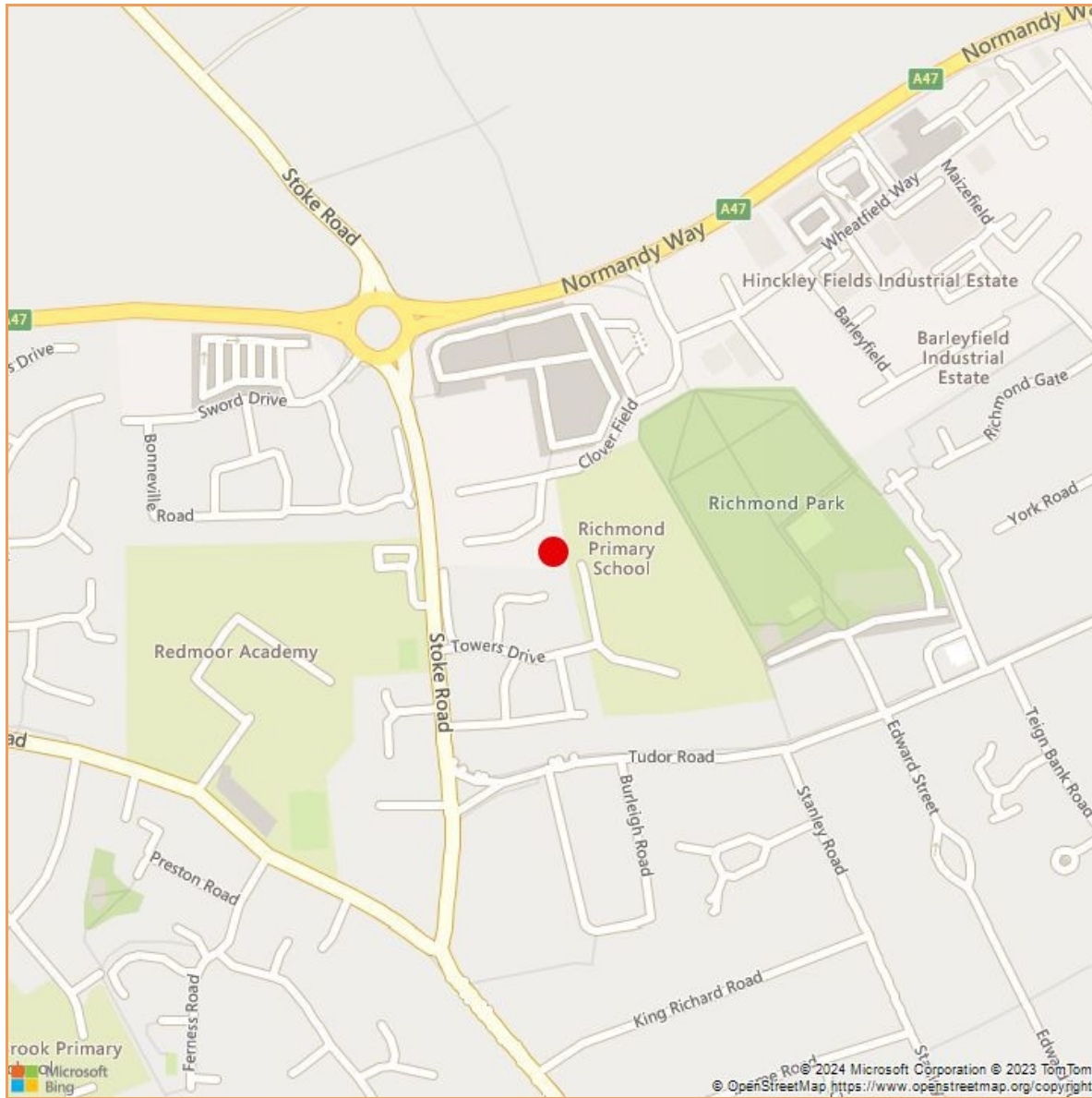
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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