



TO LET

STORAGE ACCOMMODATION

Unit 1 Kingsfield Works, Arthur Street,
Barwell, LE9 8GZ

Convenient access to the A47



Solid concrete floor



Approximate 3.4m working height



Roller shutter access



GIA - 4,948 sq ft (459.7 sq m)



LOCATION

The subject property is located fronting on to Arthur Street on the fringe of Barwell village centre. The surrounding area comprises a mixture of commercial and residential uses. Adjacent occupiers include Vogue Beds, Limelight Beds and a variety of other local industrial occupiers. Arthur Street benefits from convenient access to the A447 and A47 thereafter via Kirkby Road and Barwell village centre.

Barwell is a village (population 9,000) lying approximately 2¾ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to Junction 21 of the M1 at Leicester. Barwell benefits from a wide range of amenities including a Primary School, Doctors Surgery, Co-op Foodstore, Post Office, Dentist, Building Society, Hairdressers, an Indoor Bowling Club and various cafés/takeaways. The village benefits from excellent access to local bus routes, with regular services to Hinckley, Nuneaton, Leicester and Coventry.

DESCRIPTION

The subject property comprises storage accommodation, with an approximate 3.4m working height, located in the village of Barwell. The property benefits from roller shutter access. Please note there are no WCs within the demise meaning the demise is only suitable for storage uses. However, there are WCs adjacent to the demise which would require renovation by a potential tenant to be usable. Please note that there is no car parking included with the subject property.

ACCOMMODATION

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

	SQ FT	SQ M
Ground Storage Accommodation	4,948	459.67
	4,948 Sq Ft	459.67 Sq M

SERVICES

No services are provided at the property which benefits from lighting only.

BUSINESS 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 were:

Rateable Value: to be reassessed

THIS IS NOT THE AMOUNT PAYABLE

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.

LEASE TERMS

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £20,000 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(91)

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.

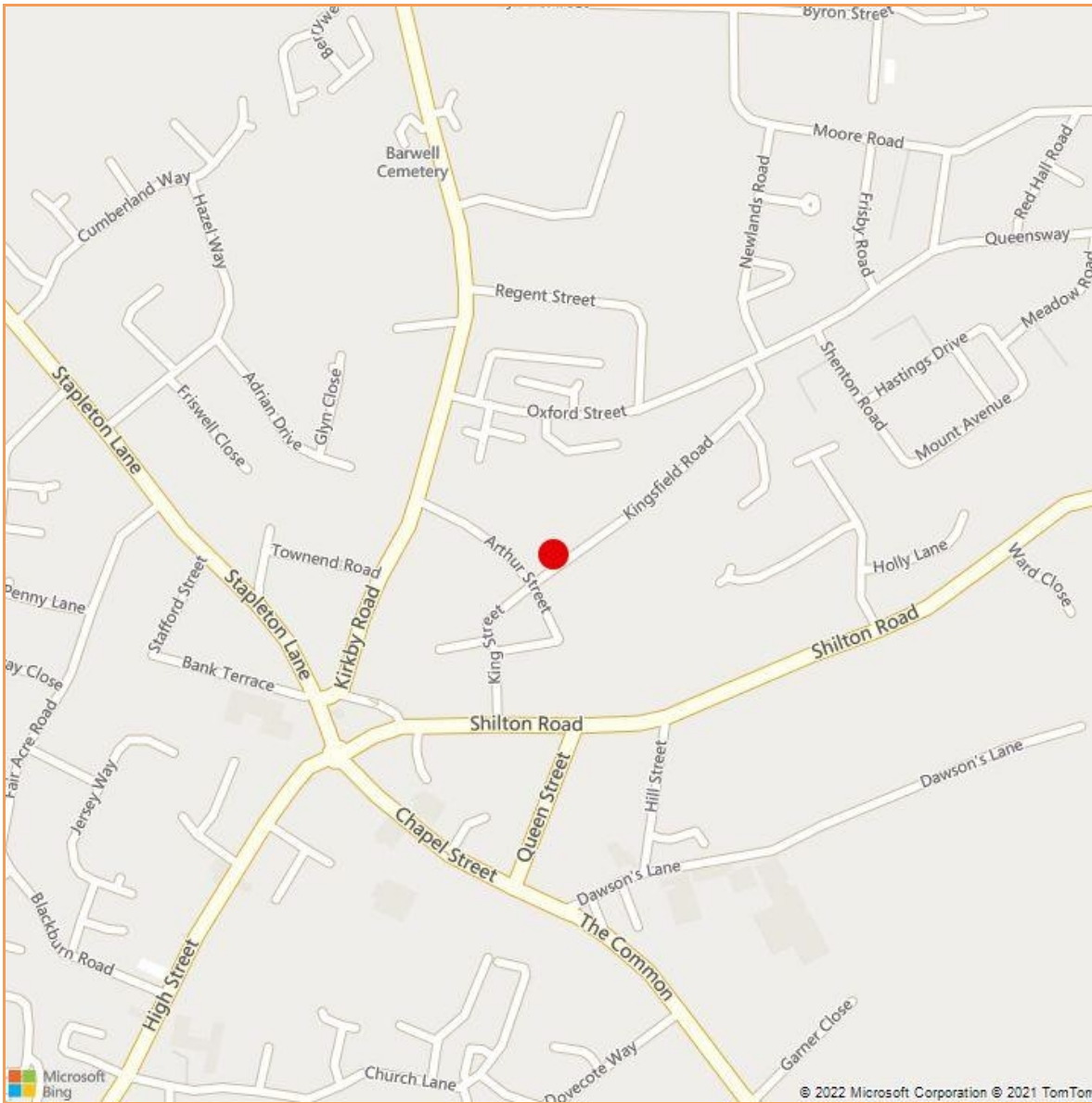
NOTE RE: PLANS

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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