



TO LET

INDUSTRIAL AREAS

High Cross Building, Regent Street,
Hinckley, LE10 0AZ

Prominent town centre location



Communal kitchen and WC facilities



Goods lift from ground level



Suitable for a variety of uses (subject
to planning)



GIA from 3,249 sq ft (301.8 sq m) to
6,690 sq ft (621.5 sq m)



LOCATION

The rooms are located within the landmark Art Deco High Cross Building, in a highly prominent location within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby. Hinckley's recent retail/leisure development 'The Crescent' is 100m from the property with tenants including Loungers, Prezzo, Wildwood and Cineworld.

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. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

DESCRIPTION

Originally built as The High Cross Hosiery Factory in 1932 for the Atkins Brothers, to make mens underwear under the trademark of 'High Cross'. The available areas comprises industrial accommodation to the first and second floor, which may be suitable for other uses (subject to planning permission). The property benefits from a goods lift and communal WC facilities. The working height is 2.5m to the first floor and 3.5 to the second floor.

ACCOMMODATION

In more detail, the accommodation comprises the following on a basis:

		SQ FT	SQ M
First	Industrial	3,441	319.67
Second	Industrial	3,249	301.83
		3,249 - 6,870 Sq Ft	301.83 - 638.22 Sq M

SERVICES

Each floor has its own mains electricity enabling each occupier to contract with their chosen supplier.

Mains water and surface water costs are covered by the Service Charge.

LICENCE TO OCCUPY

The floors are available on monthly rolling licences at the following rates:

First Floor - £1,150 per calendar month
Second Floor - £1,100 per calendar month

SERVICE CHARGE

Service Charge per floor (in addition to the licence fee) is as follows:

First Floor - £630 per calendar month
Second Floor - £620 per calendar month

BUILDINGS INSURANCE

The licensee is to reimburse the licensor the apportionment of the Building Insurance attributable to the area occupied.

The contribution per floor is as follows:

First Floor - £160 per calendar month
Second Floor - £161 per calendar month

NON DOMESTIC RATES

The licensee will reimburse the licensor the apportionment of the NDR for the area that they occupy.

An apportionment of NDR's is payable per floor as follows:

First Floor - £193 per calendar month
Second Floor - £182 per calendar month

LEGAL COSTS

As is standard, the incoming tenant will be responsible for

the landlord's legal costs incurred in the grant of any licence.

ENERGY PERFORMANCE CERTIFICATE

Not required.

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

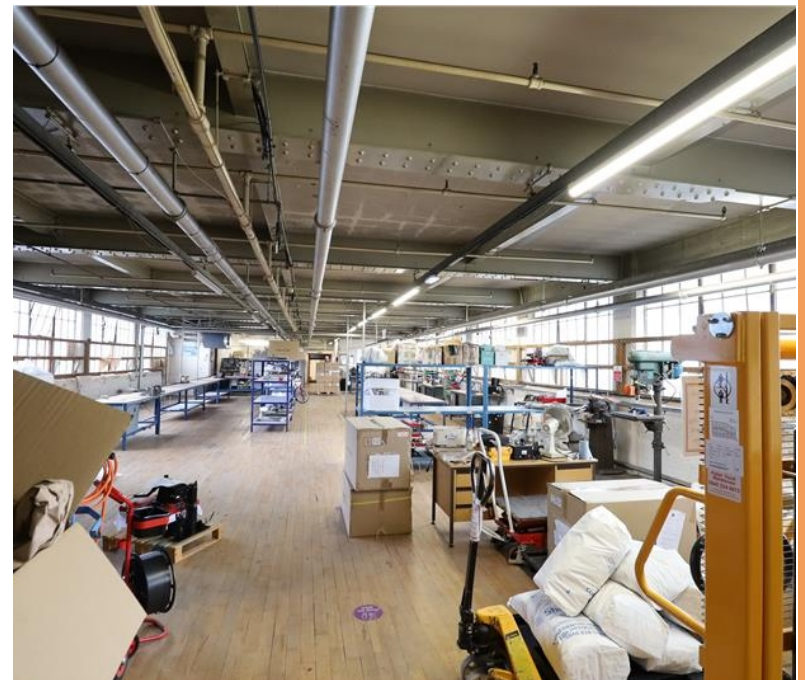
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

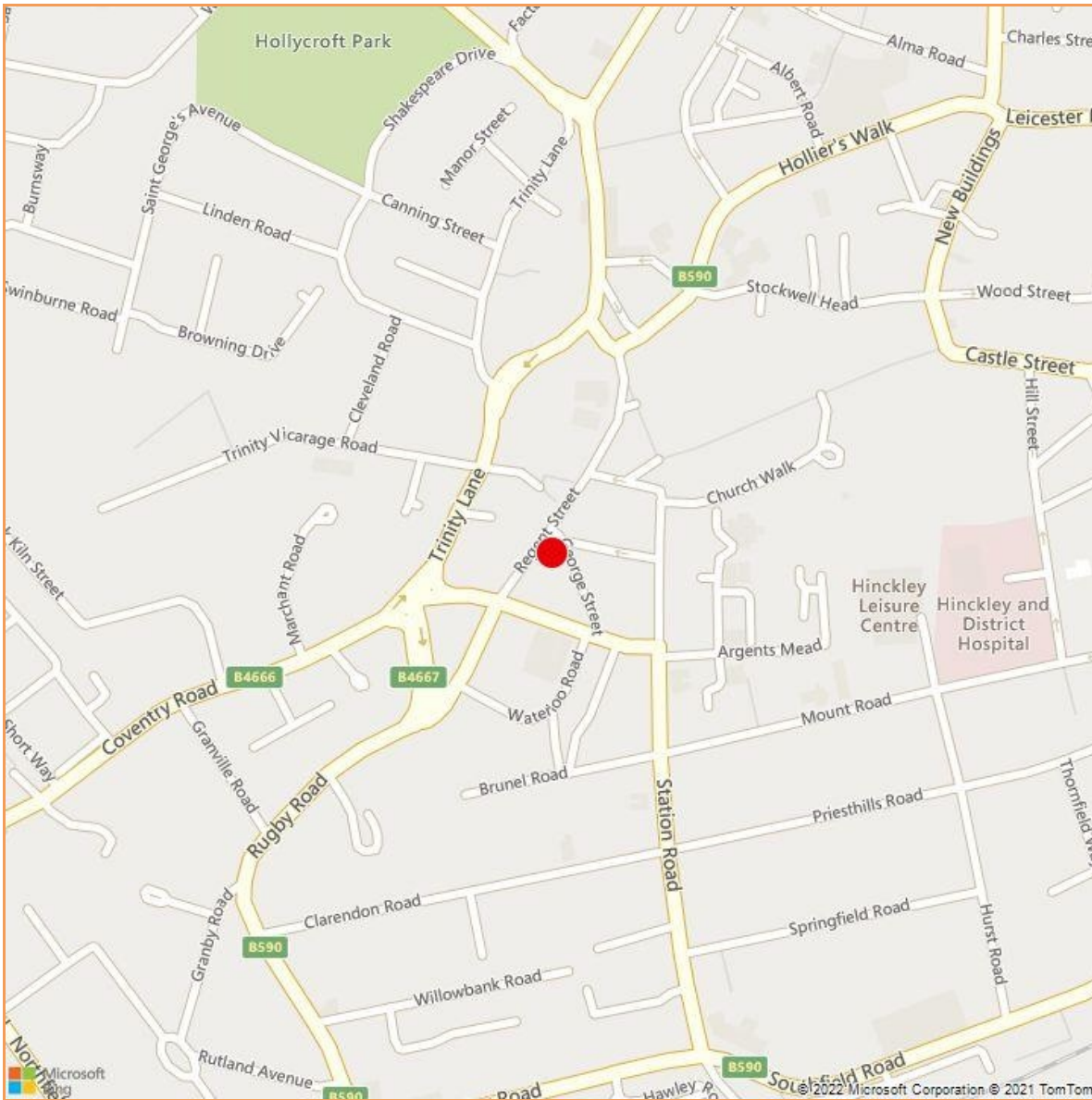
NOTE RE: PLANS

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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