



TO LET

WAREHOUSE PREMISES

**R Faulks, Stockwell Head,
Hinckley, LE10 1RD**

**Located in a prominent position on the
fringe of the town centre**



**Public pay and display car parking
opposite**



Roller shutter access



Suitable for a variety of uses (STPP)



GIA - 2,864 sq ft (266.1 sq m)



LOCATION

The property is situated fronting on to Stockwell Head, which itself runs parallel to the prime shopping street of Castle Street, on the fringe of Hinckley town centre. The property has public pay and display car parks adjacent and opposite.

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 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The subject property comprises warehouse premises located on Stockwell Head on the fringe of Hinckley town centre. The property benefits from roller shutter access and comprises a variety of store/warehouse areas with ancillary office and WC facilities. Externally, there are two car parking spaces located across the road from the subject property.

ACCOMMODATION

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

| | | SQ FT | SQ M |
|--------|-----------------|-------------|-------------|
| Ground | Loading Bay | 594 | 55.18 |
| Ground | Warehouse Areas | 1,749 | 162.48 |
| First | Office | 247 | 22.95 |
| First | Mezzanine | 273 | 25.36 |
| | | 2,864 Sq Ft | 266.07 Sq M |

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

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: £9,700

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let, on a new internal repairing and insuring lease, at a commencing rental of £12,000 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(82)

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.

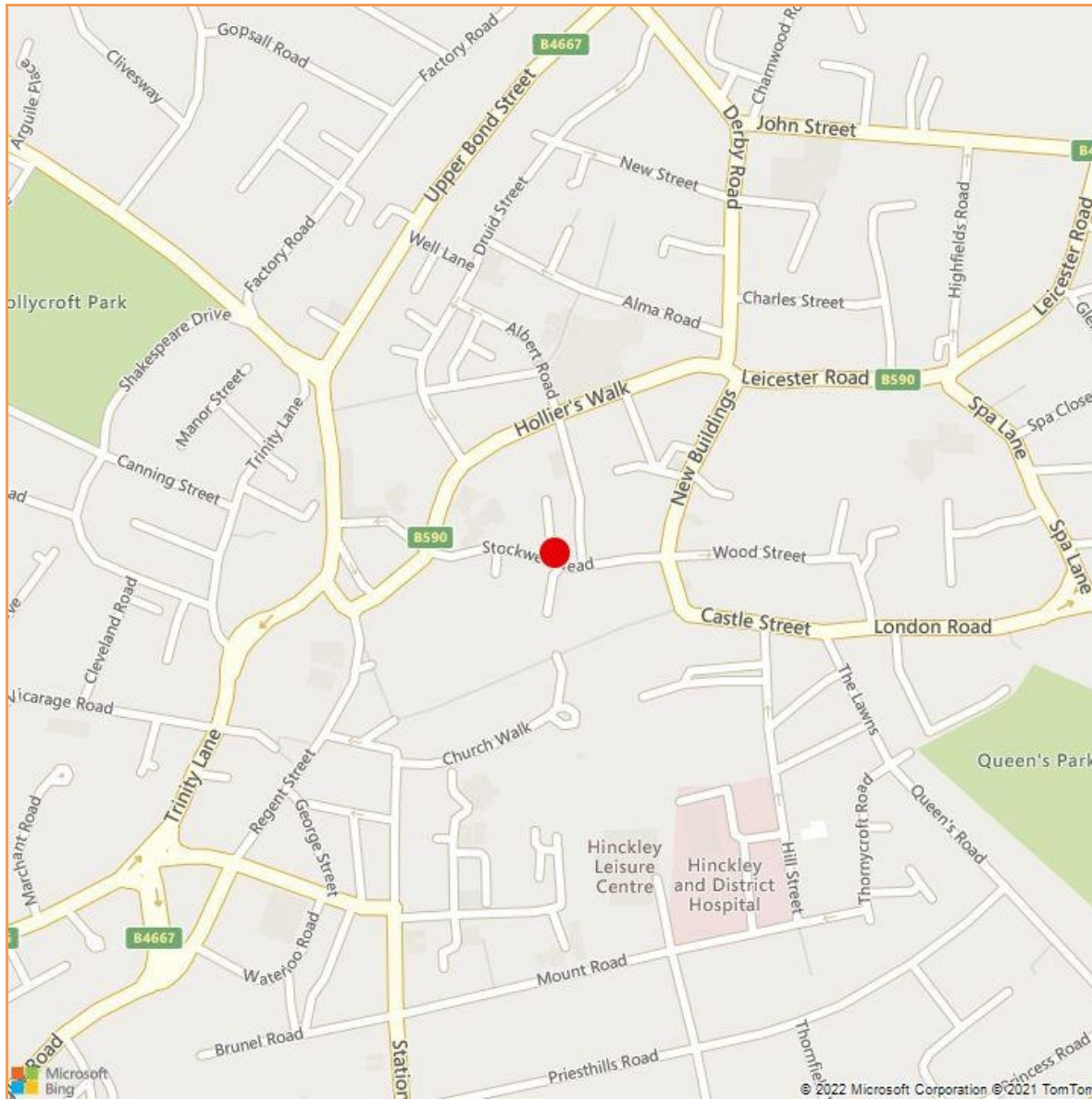
NOTE RE: PLANS

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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