



TO LET

FIRST FLOOR OFFICES

Unit 5 Carr House, Hawley Road,
Hinckley, LE10 0PR

Located opposite from Hinckley
railway station

*
Suitable for a variety of uses (STP)

*
Gas fired central heating

*
Four car parking spaces

*
NIA - 2,503 sq ft (232.5 sq m)



LOCATION

Carr House is located in a prominent position fronting on to Hawley Road, Hinckley on the fringe of Hinckley town centre. The property is located adjacent to the premises of Balloonatics and is opposite the Tesco supermarket and railway station.

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 provides regular commuter services to Leicester and Birmingham New Street.

DESCRIPTION

Carr House was a purpose built facility constructed during the late 1990s and provides good quality offices at first floor level together with business / light industrial accommodation at ground floor level. There is a side car parking and loading area for the benefit of the whole of Carr House.

The subject unit is accessed via a communal stairway to the rear of the property. The unit comprises a large open plan office area, with ancillary executive offices, boardroom, store and kitchen facilities. There are communal WC facilities within the building. Externally the office benefits from 4 car parking spaces.

ACCOMMODATION

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

		SQ FT	SQ M
First	Open Plan Office	1,354	125.79
First	Boardroom	290	26.94
First	Store	108	10.03
First	Office	161	14.96
First	Kitchen	200	18.58
First	Office	281	26.1
First	Store	108	10.03
NIA Total		2,503 Sq Ft	232.53 Sq M

SERVICES

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

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: £12,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let by way of a new effective full repairing and insuring lease, for a term to be agreed, at a commencing rental of £15,000 per annum exclusive. There is a service charge of £1 per sq ft for external repairs and maintenance.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal fees incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

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.

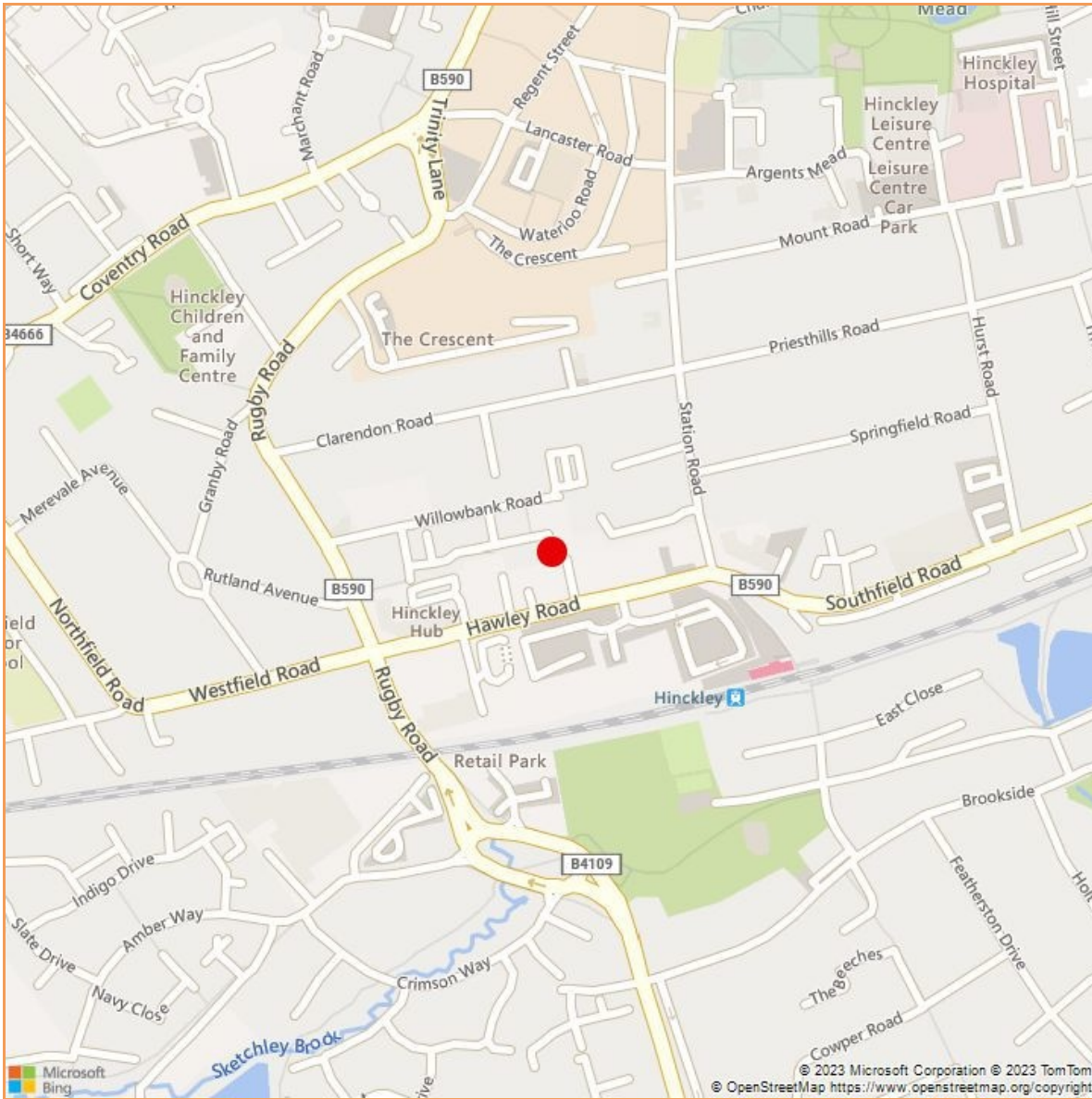
NOTE RE: PLANS

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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