



TO LET
OFFICE PREMISES

Unit 4 Market Place,
Hinckley, LE10 1NR

Located in a prominent position
fronting Market Place



Open plan layout with glass
partitioned offices



Air conditioning



Suitable for a variety of uses (STP)



NIA - 1,944 sq ft (180.6 sq m)



LOCATION

The subject property is located in a prominent position, fronting onto the Market Place, in Hinckley town centre. Nearby occupiers include HSBC UK, Coral, TUI, Boots Optician and NatWest Bank.

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.

DESCRIPTION

The subject property comprises two storey office premises in the heart of Hinckley town centre.

The accommodation comprises a predominantly open plan areas, with glass partitioned offices to the ground and first floor, along with WC facilities to the ground floor.

The property is suitable for a variety of uses (subject to planning permission and local authority consents).

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office Areas	813	75.53
First	Office Areas	1,131	105.07
NIA Total		1,944 Sq Ft	180.6 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property, which benefits from air conditioning.

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: to be reassessed upon occupation

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available by way of assignment of an existing full repairing and insuring lease, at a passing rental of £28,000 per annum exclusive, for a term expiring on 21 June 2027. Rent review 29 September 2024. Alternatively, a sublease outside of the security of tenure provisions of the Landlord & Tenant Act 1954 may be available.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(96)

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.

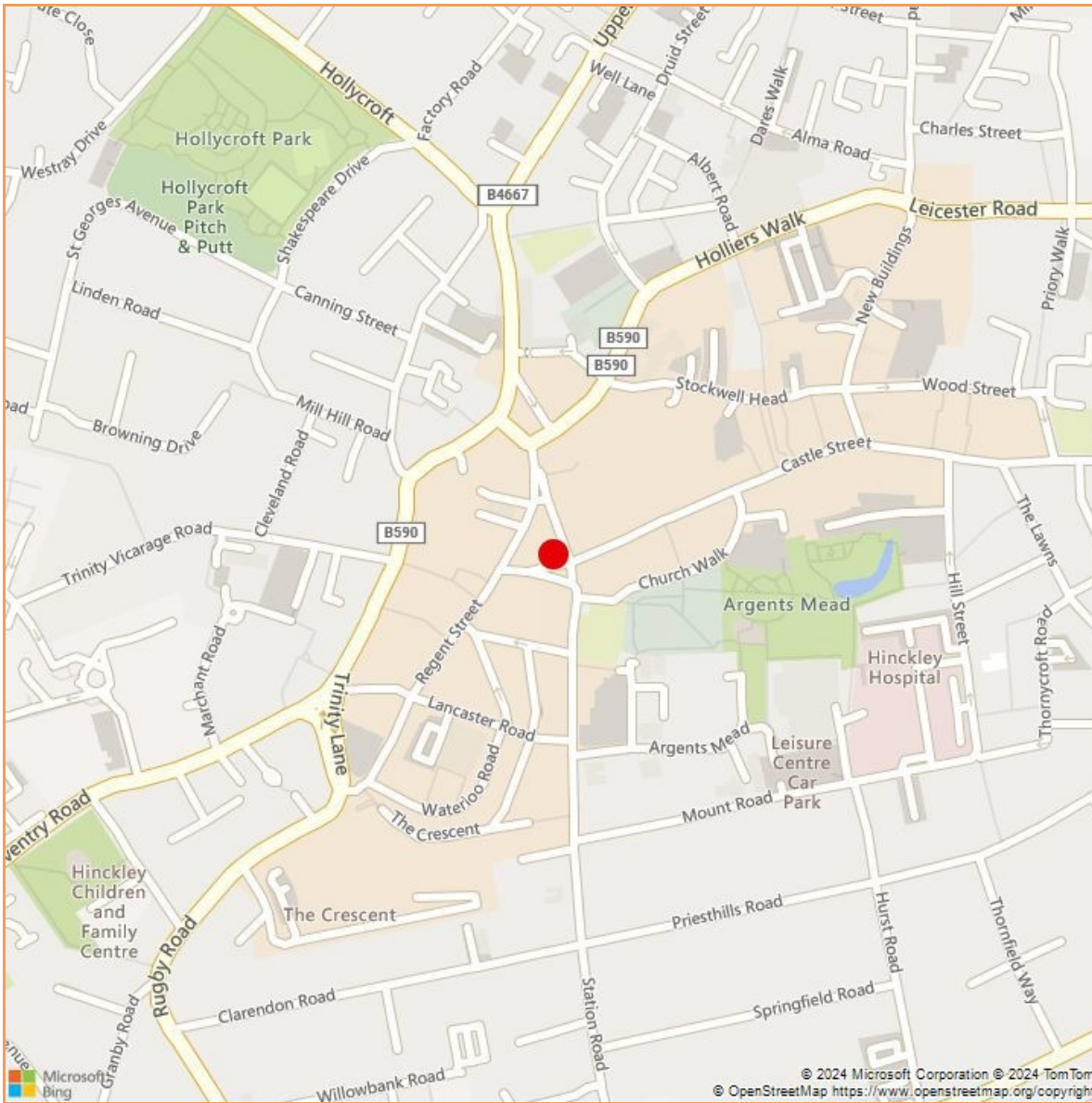
NOTE RE: PLANS

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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