



## TO LET

### OFFICE SUITE

Office 3, Dawsons Lane,  
Leicester, LE9 8BE

LED lighting and carpeting



Countryside views



Communal WC facilities



Shared car parking area



NIA - 158 sq ft (14.7 sq m)



## LOCATION

The subject property is located in the Dawsons Lane Enterprise Centre, a well established industrial facility on Dawsons Lane in the village of Barwell. Dawsons Lane comprises predominantly commercial and industrial uses to its southern frontages whilst to the north there are mainly residential uses. Dawsons Lane connects with The Common and Chapel Street with the latter leading into the 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.

## DESCRIPTION

The subject property comprises an office suite in the Dawsons Lane Enterprise Centre in Barwell. The office itself is located on the first floor and benefits from carpeting, LED lighting and countryside views.

There is shared car parking to the front elevation of the Dawsons Lane Enterprise Centre and the facility benefits from shared WC facilities.

## ACCOMMODATION

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

	SQ FT	SQ M
Office	158	14.68
NIA Total	158 Sq Ft	14.68 Sq M

## SERVICES

We understand mains electricity is available to the unit, with the supply being sub metered.

## BUSINESS RATES

As a result of a web enquiry only, we are informed that the entry appearing in the Rating List of Hinckley & Bosworth Borough Council is:

Rateable Value: £1,025

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.

## LEASE TERMS

The property is available to let on a new effective full repairing and insuring lease (by way of service charge) at a commencing rental of £1,440 per annum exclusive.

There is a service charge of £350 plus VAT, which covers: communal cleaning, toilet facilities, site maintenance/repairs, site security, refuse collection, CCTV, opening and closing site, pest control and fire alarm system.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(90)

## 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.

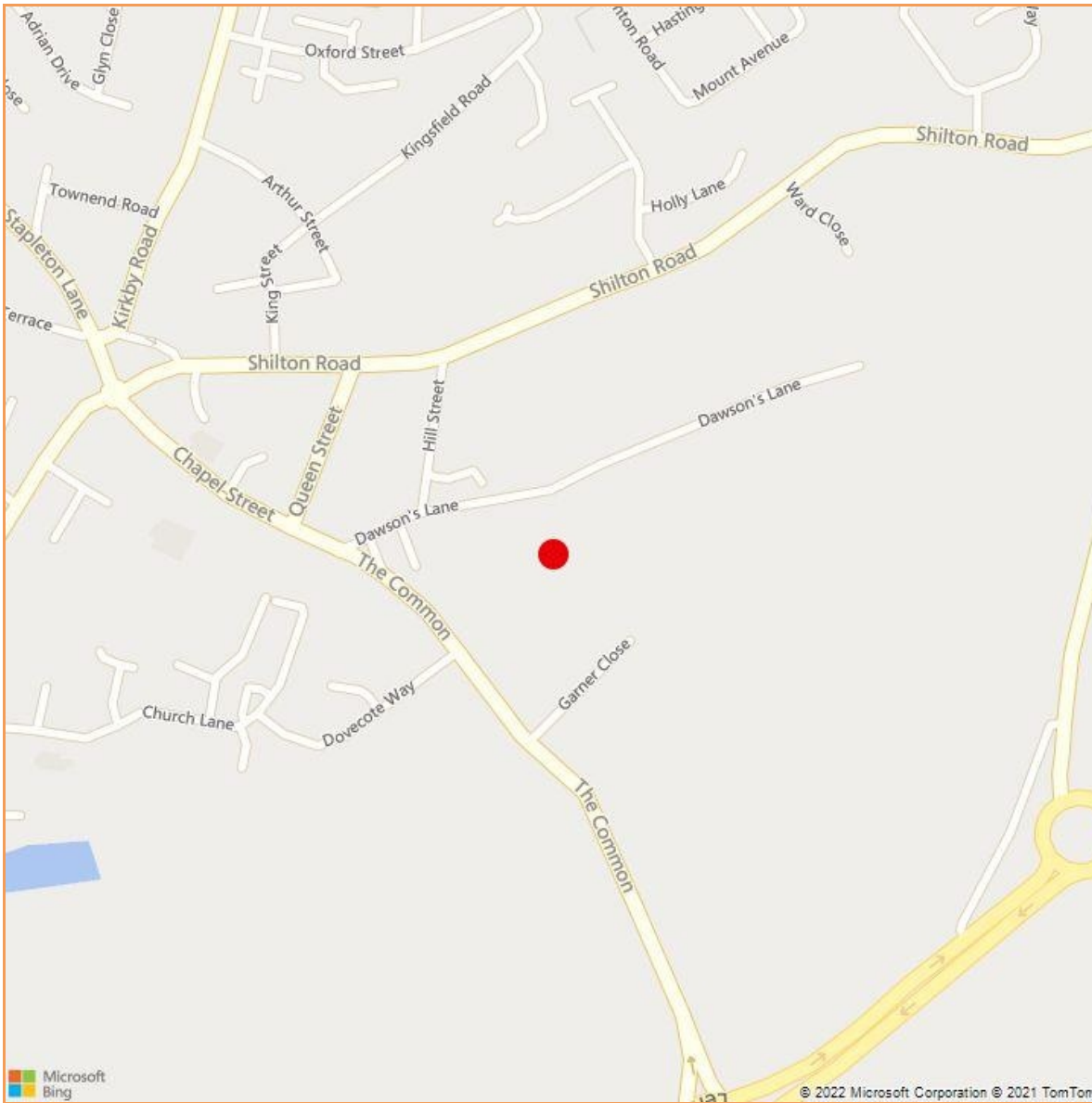
## NOTE RE: PLANS

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](http://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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