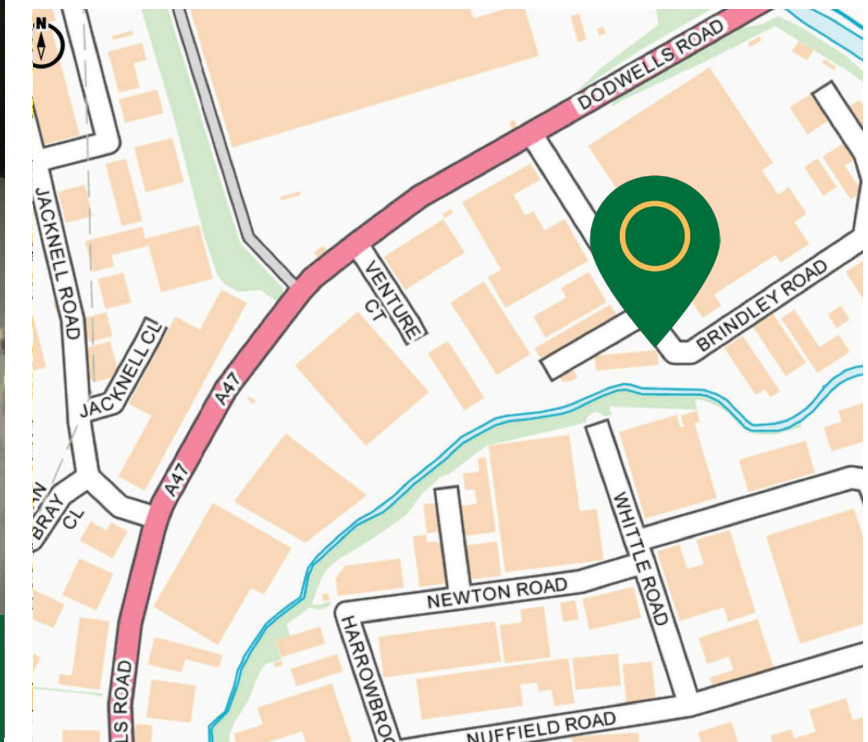


# TO LET

£18,000 per annum



## REFURBISHED INDUSTRIAL/STORAGE UNIT



**Unit 18 Phoenix Business Park  
Brindley Road, Hinckley, LE10 3BY**

135.64 m<sup>2</sup> (1,460 Sq. Ft.) IPMS 2 (GIA)

- Easy access to A5 & M69, M1, M6 & M42
- Newly refurbished
- Self-contained industrial/storage unit
- Gas warm air blower
- Painted concrete floor
- 3-phase electricity supply & LED lighting
- Electric roller shutter doors
- Electric estate security gates



**Chartered Surveyors  
Property Consultants**  
17 Market Street Atherstone  
Warwickshire CV9 1ET  
Tel: 01827 718912  
[www.parsleyproperty.co.uk](http://www.parsleyproperty.co.uk)



## **Unit 18 Phoenix Business Park, Brindley Road, Hinckley, LE10 3BY**

### **LOCATION**

Phoenix Business Park is located off the A47, Dodwells Road, within a mile of "Dodwells Bridge" island where it joins the A5 (off which leads the M69) and the B4666 Coventry Road to Hinckley, with routes to the M1 and M6 motorways.

The estate provides a mix of medium sized units with a range of commercial occupiers.

The site has the benefit from being an enclosed site with security fencing and electronic gates.

### **DESCRIPTION**

Externally the property has car parking and vehicular access is via two manual steel roller shutters door (Width: 3.15m, Height: 2.75m).

The property is of brick and breeze block construction to a corrugated tin coated (with guarantee) roof incorporating translucent lights. The property also benefits from an internal office with windows looking onto the industrial space.

Unit 18 is the only unit on the estate to benefit from a gas supply and enjoys a Benson gas warm air blower industrial heating system.

The property has a painted concrete floor, three phase electricity board, kitchen areas including sink with electric water heater with storage cupboards under and LED lighting.

WC off the industrial space.

### **ACCOMMODATION:**

Industrial Space: 1,460 Sq. Ft. (135.64 m<sup>2</sup>) (IPMS2 – Industrial (GIA))

### **ENERGY RATING**

EPC Rating: D-100

### **GENERAL INFORMATION AND PRINCIPAL TERMS OF LETTING**

#### **TENURE**

The unit is available to lease on FRI (Full Repairing & Insuring) terms for a minimum term of 3 years.

#### **SERVICE CHARGE & INSURANCE**

A service charge is payable in four equal installments on the usual quarter days.

The occupier will be responsible for reimbursing the Landlord the cost of insuring the premises.

#### **SERVICES**

3 phase electricity, gas, mains water, drainage & telephone are available and connected to the premises.

#### **RATEABLE VALUE**

The tenant will be responsible for the payment of business rates:

Rateable Value: £8,700 (effective date 1 April 2023).

Interested parties are advised to verify this information.

#### **LOCAL AUTHORITY**

Hinckley & Bosworth Borough Council,  
Hinckley Hub  
Rugby Road  
Hinckley  
Leicestershire LE10 0FR

#### **PLANNING**

The premises have planning permission for purposes falling within Class E or B8 in accordance with the Town & Country Planning (Use Classes) Order 1987 updated.

#### **RENT**

£18,000 per annum

#### **LEGAL COSTS**

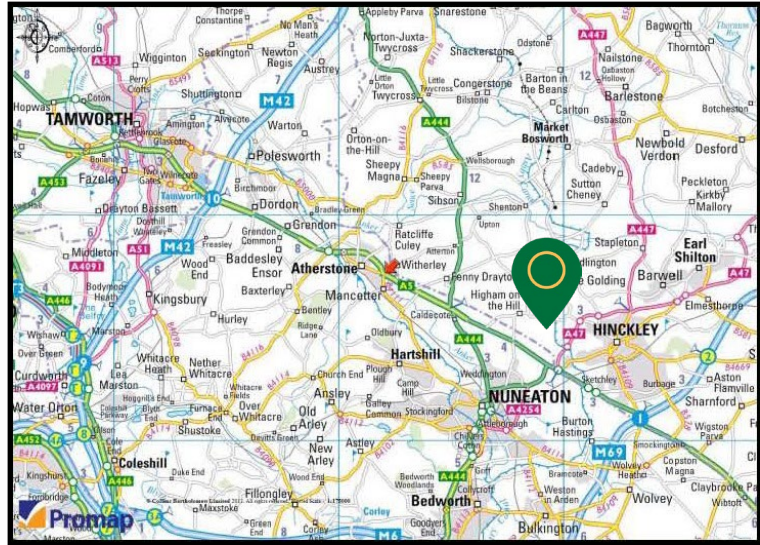
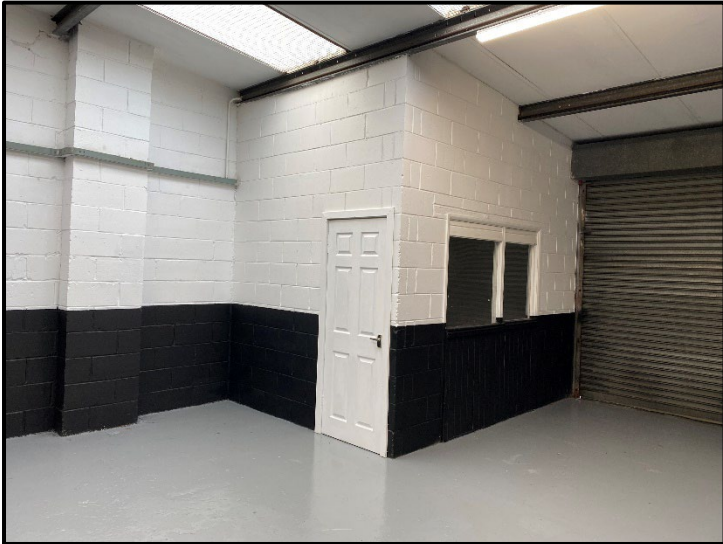
Each party will be responsible for their own legal costs.

#### **V.A.T.**

All figures quoted are exclusive of V.A.T.

#### **VIEWING**

By Sole Letting Agents: Shortland Parsley on 01827 718912  
Contact: James Parsley or Greg Fielding



## **STIPULATIONS**

Every care has been taken in the preparation of these particulars and the attached plan which are for guidance only. They have been prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the seller or Shortland Parsley. Neither Shortland Parsley nor any of its employees has any authority to make or give any representation or warranty whatever in relation to the property.

The plans are for identification purposes only and indicate the approximate extent of the property to be sold.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting the land which has been sold or withdrawn or any costs due to error or omission, inadvertent or otherwise, contained in these particulars.

Please also note:

1. The photographs only show certain parts and aspects of the property at the time they were taken.
2. It should not be assumed that the property remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. The intending purchaser must verify these matters.
5. If there is any aspect of the property in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the property.
6. The Seller of this property has checked the particulars and agreed that the information is correct to the best of his knowledge.

## **Electronic Communication**

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may therefore be inappropriate to rely on advice contained in an email without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise using internet communication and all risks connected with sending commercially sensitive information relating to your business are borne by you. If you do not agree to accept this risk, you should notify us in writing that e-mail is not an acceptable means of communication.

It is the responsibility of the recipient to carry out a virus check on any attachments received.

## **Money Laundering**

Shortland Parsley has in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- maintain identification procedures for all prospective purchasers;
- maintain records of identification evidence;
- report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

**Ref: PM11138/U18**

**UPDATED: July 2023**