



**TO LET**  
**GROUND FLOOR OFFICE SUITE**

Unit 42a, Silk Warehouse,  
Hinckley, LE10 1QH

Character commercial space located in  
a mixed use development on the fringe  
of Hinckley town centre



WC facilities



Suitable for a variety of uses (STP)



Public parking available in close  
proximity



NIA - 592 sq ft (55.0 sq m)



## LOCATION

The Quarters comprises a mixed use development situated on the corner of Druid Street and New Street. The development comprises 36 residential units (houses & flats) and eight commercial units. There is pay and display car parking available on Druid Street, opposite from the property. Nearby commercial occupiers include Trident creative agency, Empire gym, traditional textile industries, plumbers merchants and a builders workshop.

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 a character ground floor office/retail unit situated within a historic building in the Druid Quarter on the fringe of Hinckley town centre, with period features including large windows and high ceilings. The property is accessed from a communal entrance to the rear of the development.

The property benefits from kitchen and WC facilities within the demise. The offices are fitted out to a good standard to include LED lighting, gas fired central heating, CCTV and alarm systems. The offices are available furnished or unfurnished.

Externally, there is one car parking space included with the office.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office Areas	592	55
<b>NIA Total</b>		<b>592 Sq Ft</b>	<b>55 Sq M</b>

## SERVICES

We understand mains electricity, gas (controlled by a Nest system), water and drainage are connected to the property. We are advised that the Virgin broadband speeds available are up to 500 Mbps.

## 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: £3,300

THIS IS NOT THE AMOUNT PAYABLE

## LEASE TERMS

The property is available to rent on a new effective full repairing and insuring lease (by way of service charge), for a term to be agreed, at a commencing rental of £7,000 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.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(58)

## 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](mailto: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.

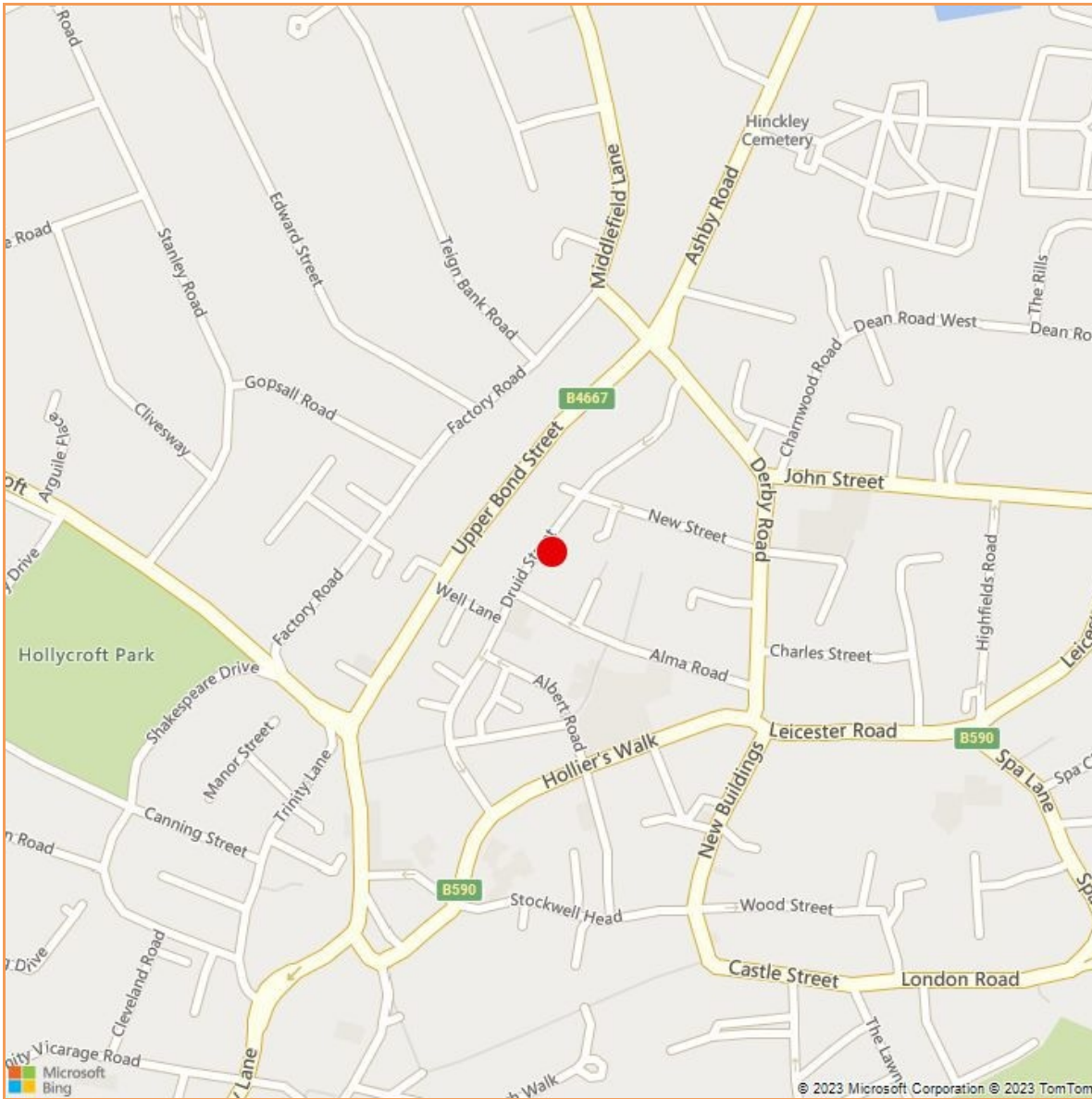
## NOTE RE: PLANS

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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