



TO LET
FIRST FLOOR OFFICES

7A Church Walk,
Hinckley, LE10 1DW

Located on Church Walk in Hinckley
town centre, opposite from a pay &
display car park



Comprising a variety of open plan and
executive offices



Suitable for a variety of uses (STP)



NIA - 1,315 sq ft (122.1 sq m)



LOCATION

The property is situated fronting onto Church Walk in Hinckley. Church Walk itself is a road that runs effectively parallel to the main/prime shopping area of Castle Street, from Station Road and adjoins Castle Street, just above the prime retailing frontages. The subject property itself is located at the top of Church Walk, close to the Castle Street retail properties and opposite a 'Pay and Display' car park.

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 first floor office accommodation, accessed by way of a ground floor entrance, on Church Walk in Hinckley.

The accommodation comprises a variety of open plan and executive offices, with ancillary reception, kitchen and store facilities.

ACCOMMODATION

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

		SQ FT	SQ M
First	Office 1	291	27.03
First	Office 2	144	13.38
First	Reception	85	7.9
First	Kitchen	128	11.89
First	Office 3	190	17.65
First	Office 4	188	17.47
First	Office 5	196	18.21
First	Office 6	93	8.64
NIA Total		1,315 Sq Ft	122.16 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

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: £8,700

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available to rent on a new internal repairing and insuring lease, for a term to be agreed, at a commencing rental of £8,400 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(124)

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.

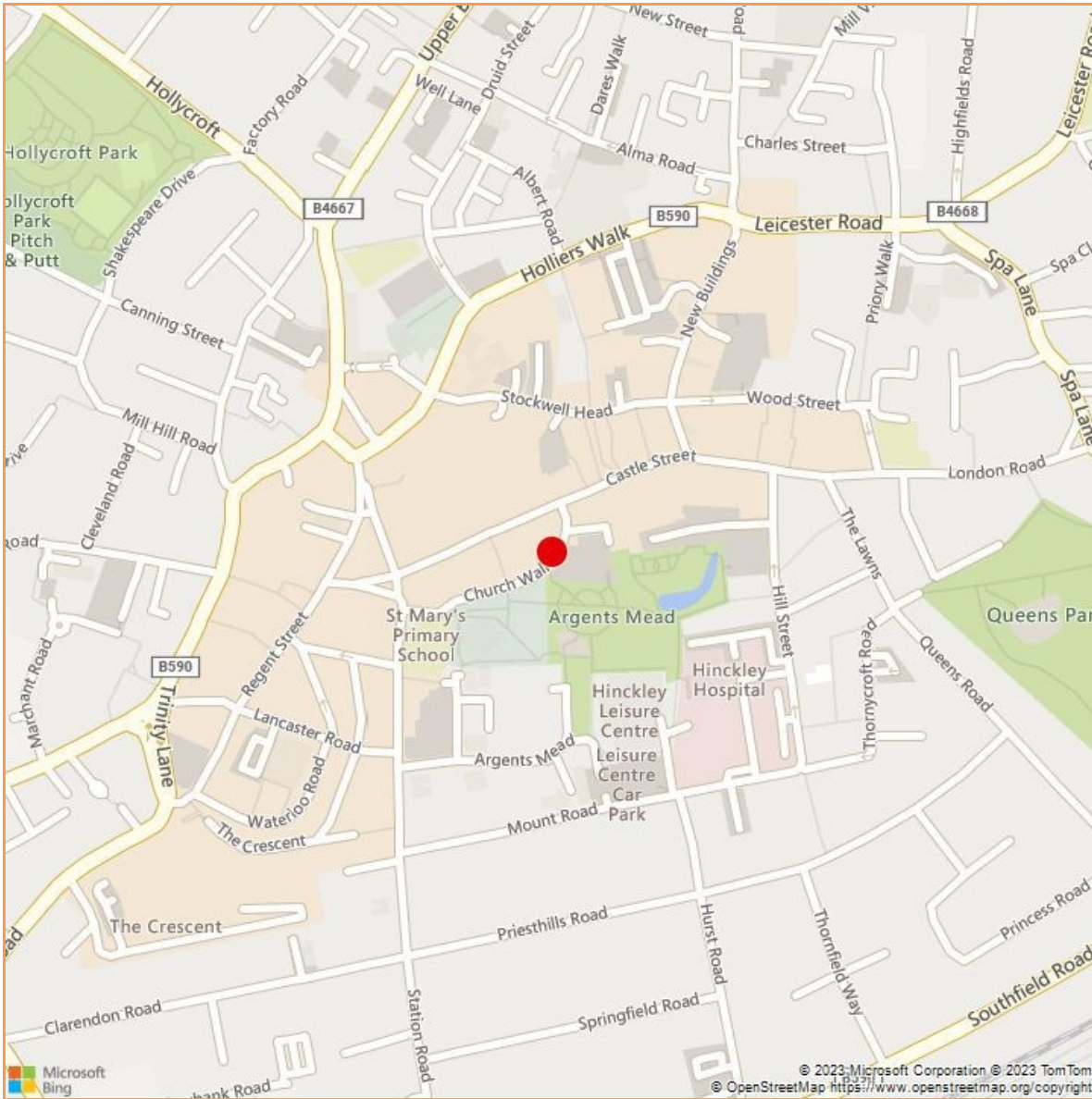
NOTE RE: PLANS

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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