



## TO LET

### BAND REHEARSAL ROOMS

Studios At Hill Top Works, Hill Top,  
Earl Shilton, LE9 7DP

Convenient access to the A47 and  
A5/M69 thereafter



Loading bay and goods lift



Car parking available



Soundproofed with LED lighting



From 173 - 284 sq ft (16.1 - 26.4 sq m)



**wards**  
Commercial

## LOCATION

The property is situated on the corner of Keats Lane and Hill Top in Earl Shilton. Hill Top is situated just off the A47 main road, which leads to both Hinckley and Leicester and other nearby road connections.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Earl Shilton.

## DESCRIPTION

The subject property comprises large factory premises which have been split into small starter units over three floors. The property benefits from shared access, toilets, goods lift and loading bay. Additionally car parking on site could be available.

The available units comprise Band Rehearsal Rooms of a variety of sizes. The units are soundproofed and benefit from LED lighting and electric heating.

Prospective tenants must note that playing of music is not allowed after 10pm.

## ACCOMMODATION

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

		SQ FT	SQ M
Second	Studio 3	185	17.19
Second	Studio 5	230	21.37
Second	Studio 8	284	26.38
First	Studio 9	173	16.07
NIA Total		173 - 284 Sq Ft	16.07 - 26.38 Sq M

## SERVICES

We understand mains electricity is available to the unit.

## BUSINESS RATES

We are advised business rates are included within the rental.

## TENURE

The studios are available to rent, on rolling 30 day licences, at a rental of £10 per sq ft.

## LEGAL COSTS

Should a formal lease be required the tenant will be responsible for any legal costs incurred.

## ENERGY PERFORMANCE CERTIFICATE

Not required

## 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.

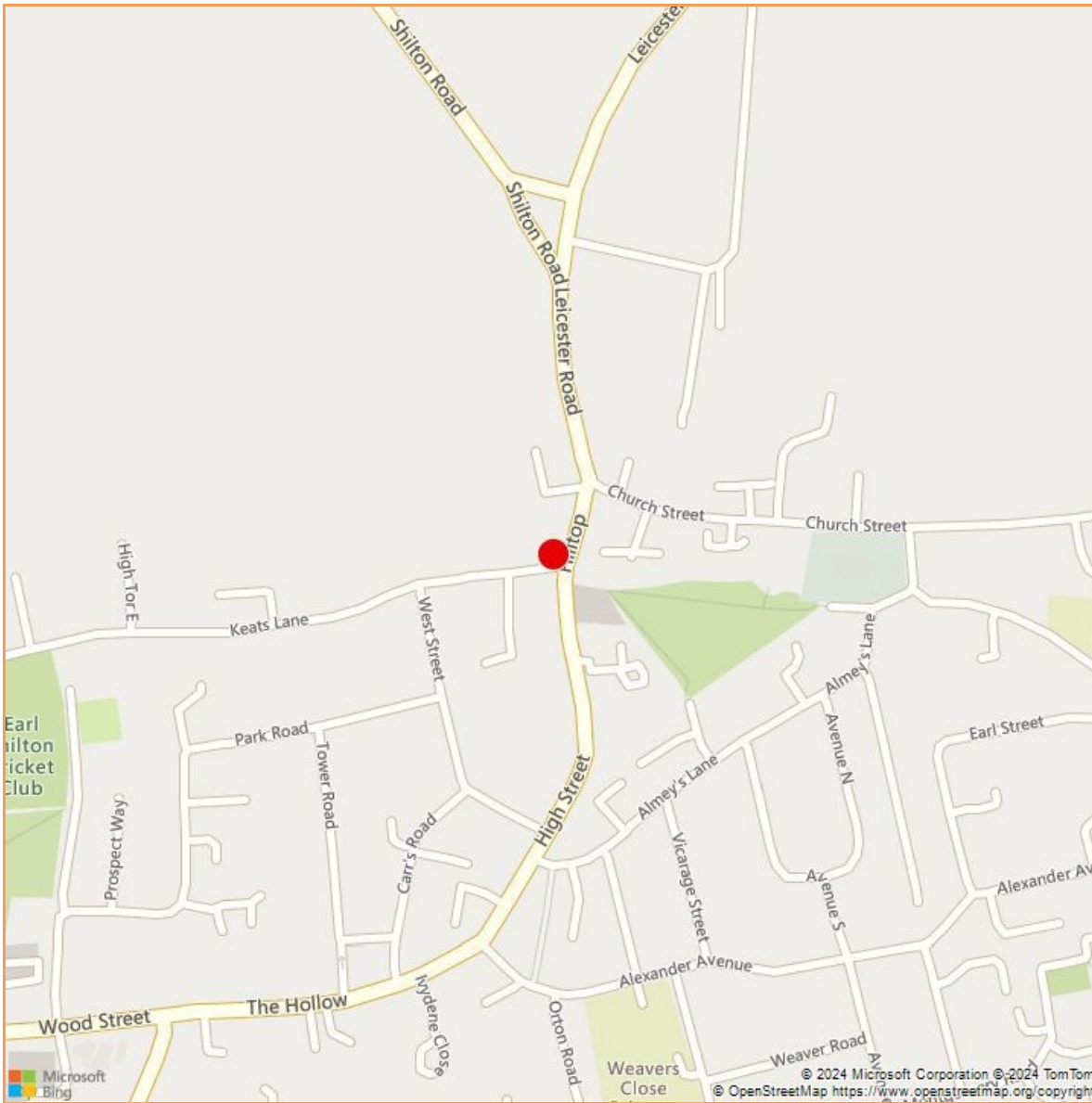
## NOTE RE: PLANS

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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