



## TO LET

### INDUSTRIAL FACILITY

Unit 1 Burbage Road,  
Burbage, LE10 2TP

Various industrial areas with ancillary  
office, canteen and WC facilities



Two electric roller shutter access doors



Eaves height from 3.5m to 3.75m



Site area approximately 0.60 acres  
(0.25 ha)



GIA - 7,650 sq ft (710.7 sq m)



## LOCATION

The property is located off Burbage Road in Burbage, with the estate road for the property being located between the Esso petrol filling station and Hinckley Business Centre. The surrounding area is predominantly commercial in use. Burbage itself is a village forming the southern part of the Hinckley conurbation.

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 being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

## DESCRIPTION

The subject property comprises a detached industrial facility set within a secure yard area on the fringe of Hinckley town centre. The total site area is approximately 0.60 acres (0.25 ha) allowing for a low site coverage of 31%.

The industrial accommodation comprises three interlinked buildings, with eaves heights ranging from 3.5m - 3.75m, accessed by way of two electric roller shutter access doors and one set of double doors. There are ancillary office, canteen and WC facilities.

Externally, there is a large yard area with separate raised car parking area, both being enclosed by palisade fencing and accessed via three sets of double gates.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Offices, Canteen and WCs	827	76.83
Ground	Main Workshop	3,378	313.82
Ground	Loading Bay	903	83.89
Ground	Link Building	128	11.89
Ground	Rear Workshop	2,415	224.35
		7,650 Sq Ft	710.68 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating to the offices is by way of gas fired central heating serving panel radiators and to the warehouse by way of a gas blower heater.

## 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: £30,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent, on a full repairing and insuring lease, at a commencing rental of £40,000 per annum exclusive.

## LEGAL COSTS

As is standard, the tenant will be responsible for the landlord's reasonable legal fees incurred in drafting the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(120)

## 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.





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



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