



TO LET

BUSINESS UNIT

1 Lakeside Court, Maple Drive,
Hinckley, LE10 3BH

Popular business park location, with
excellent access to A5 and M69



Fitted out to a very high specification



6m eaves height



Reception, offices, boardroom, kitchen
and WC facilities



GIA - 5,308 sq ft (493.2 sq m)



LOCATION

Lakeside Court forms part of the Tungsten Park development which is situated off Coventry Road in Hinckley. The A5 is within 1 mile of the same which provides further access to the M69, M6 and M1 motorways, and the development itself provides good quality industrial and office buildings, within a landscaped environment, including frontages to the Ashby-de-la-Zouch canal.

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 and approximately 2 miles from the town centre.

DESCRIPTION

The subject property comprises a semi-detached industrial/warehouse unit, constructed of a steel portal frame with steel sheet cladding to all elevations, surmounted by a barrel shaped roof. The eaves height is approximately 6m and there is up and over sectional door access.

Internally, the premises have been fitted out to a high standard to provide a partitioned reception, WC, kitchen facilities and individual offices to the ground floor, together with a warehouse area. The first floor comprises further open plan and individual offices along with a mezzanine balcony overlooking the warehouse area.

Externally, there are five car parking spaces to the front elevation.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Offices	1,302	120.96
Ground	Industrial	2,683	249.25
First	Offices	1,167	108.41
First	Mezzanine	156	14.49
		5,308 Sq Ft	493.11 Sq M

SERVICES

We understand all mains services are connected to the subject property. Heating is provided by way of gas fired radiant heaters to the warehouse areas, whilst the offices have overhead air conditioning units which provide heating and cooling.

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: £34,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £48,000 per annum exclusive.

A service charge will be levied to cover the maintenance of the estate.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(69)

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.

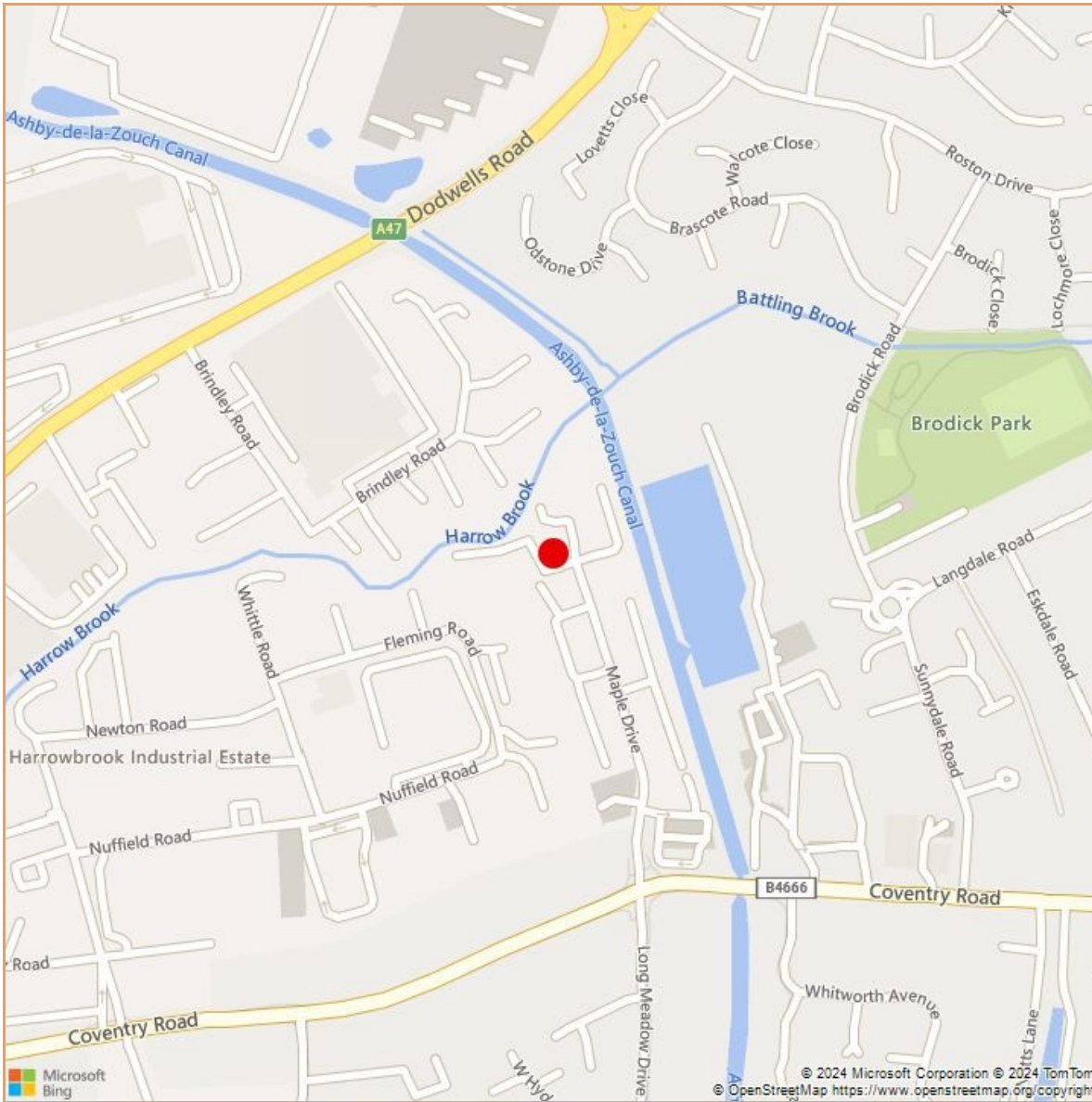
NOTE RE: PLANS

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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