



## TO LET

### FIRST FLOOR OFFICE UNIT

First Floor Unit 7 Marina Court, Maple Drive, Hinckley, LE10 3BF

Popular business park location



Excellent access to A5 and M69



High specification fit out including air conditioning



Open plan office with boardroom, executive offices, server room and WCs



NIA - 1,756 sq ft (163.1 sq m)



## LOCATION

Marina Court is located in the established business park location of Tungsten Park, which is accessed from Coventry Road (B4666) on the fringe of Hinckley town centre. Tungsten Park is strategically situated in the centre of the country, within one mile of the A5(T) which provides further access to the M69, M6 and M1 motorways, therefore providing exceptional access to the UK. The wider development provides high quality buildings within a superb landscaped environment, including a water frontage to the Ashby de la Zouch canal. Occupiers on the estate include Screwfix, Subway and KFC.

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 property comprises a self-contained first floor office unit in the popular Tungsten Park development in Hinckley. Specifically, the property comprises a ground floor lobby with stairwell leading to the first-floor open plan office with glass partitioned boardroom and executive offices, server room and male and female WCs. The property benefits from a high specification to include air conditioning. There is car parking directly in front of the property and visitor car parking throughout the site.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Reception	171	15.89
First	Office Areas	1,558	144.74
First	Server Room	27	2.51
NIA Total		1,756 Sq Ft	163.13 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: £15,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to let 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 £25,000 per annum exclusive.

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

## LEGAL COSTS

As is standard, the ingoing tenants will be responsible for the landlord's reasonable legal costs incurred.

The ingoing tenant will also be responsible for the landlord's agents fee.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - A(24)

## 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.

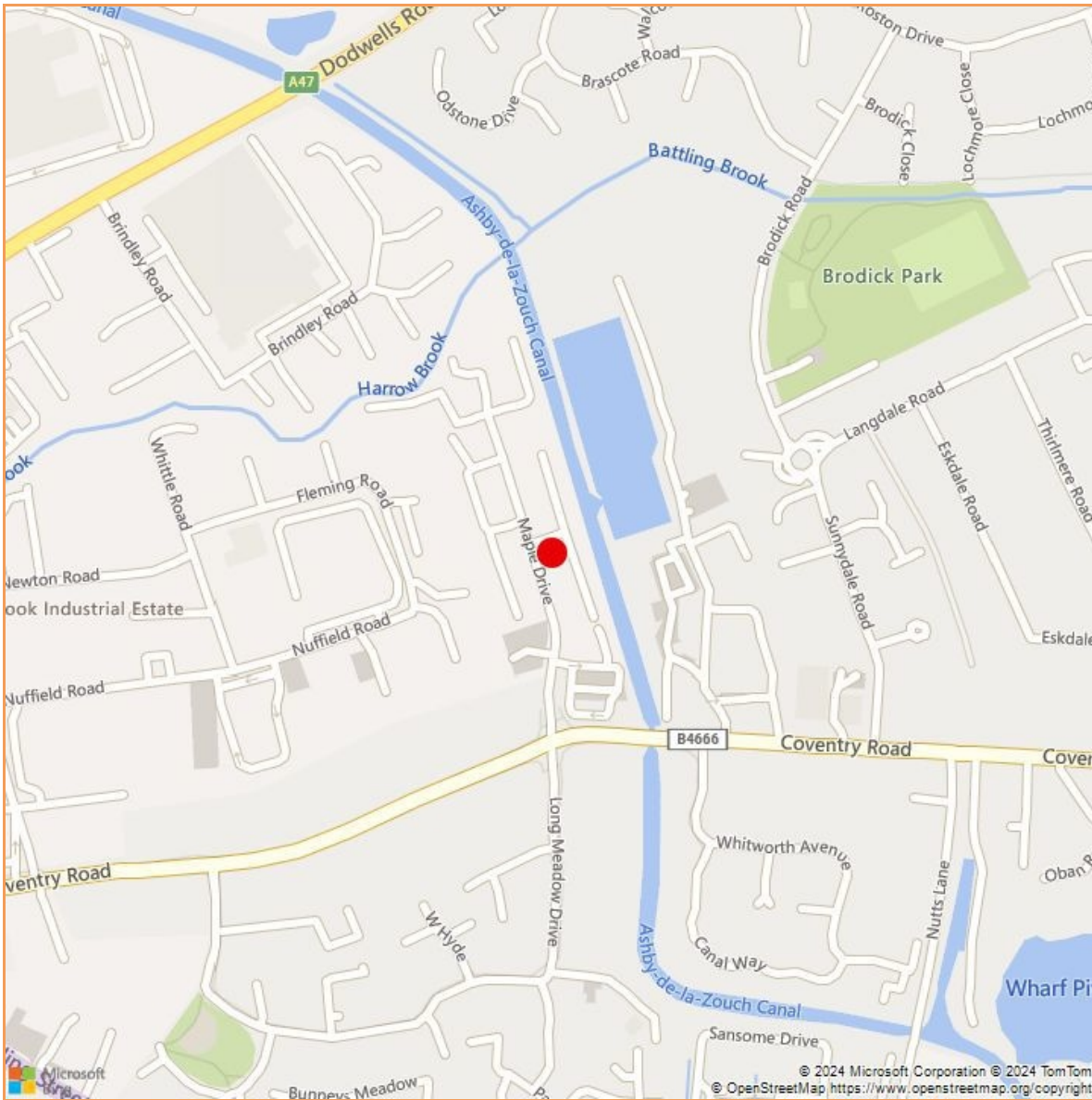
## NOTE RE: PLANS

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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