



TO LET

STARTER INDUSTRIAL UNIT

Unit 14 Willow Park, Upton Lane,
Stoke Golding, CV13 6EU

Popular rural village location



Car parking available on site



Office and WC facilities



Convenient access to A47, A5 and M69



GIA - 781 sq ft (72.5 sq m)



LOCATION

Willow Park is a small industrial estate comprising starter industrial/office units in a rural setting on the fringe of the ever sought after village of Stoke Golding.

Stoke Golding is a village lying approximately 2.5 miles to the north west of Hinckley and has relatively easy access on to A47 (Normandy Way) which allows entry onto the A5 and the M69 Motorway thereafter. Stoke Golding itself benefits from excellent amenities with a primary school, three public houses and a village shop. Stoke Golding's historical claim to fame is that in 1485 the people of the village witnessed the unofficial coronation of Henry VII, the first Tudor monarch, with the defeat of King Richard III at the Battle of Bosworth marking the end of the Wars of the Roses. Directional note: Leaving the village on Station Road, go over the canal bridge whereupon Willow Park is immediately on the right.

DESCRIPTION

Willow Park is a development of small light industrial/office units with car parking.

The property benefits from timber double door access, office and WC facilities. Externally, Unit 14 benefits from a yard area to the side elevation. There is a communal car park 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	Industrial	781	72.55
GIA Total		781 Sq Ft	72.55 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the unit. Heating and cooling is by way of air conditioning.

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: £5,600

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new internal repairing and insuring lease at a commencing rental of £7,800 per annum exclusive.

There is a service charge to cover the costs of the private drainage system.

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 - C(63)

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.

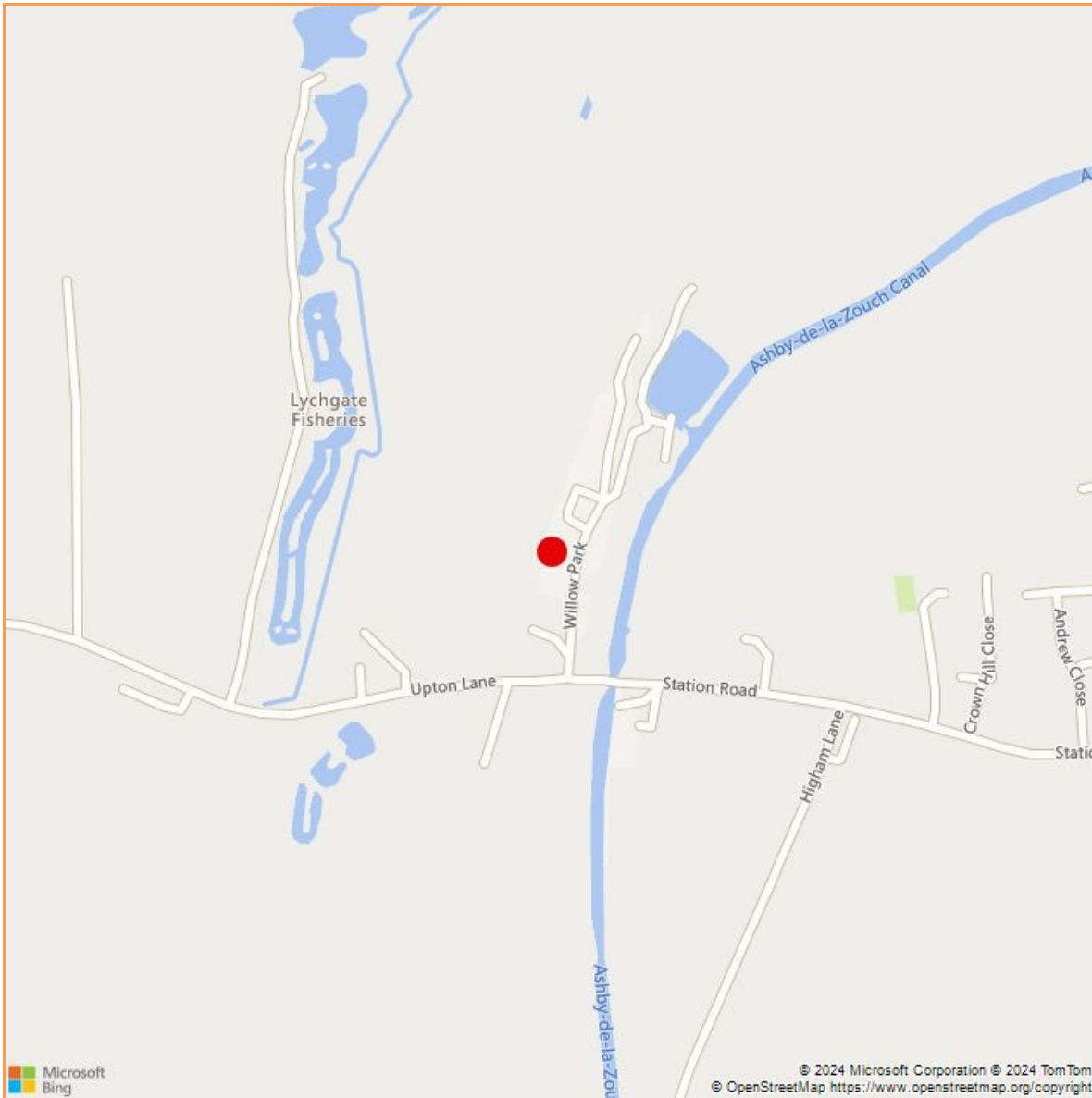
NOTE RE: PLANS

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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