



## TO LET

### INDUSTRIAL UNIT WITH NEW BUILD OFFICES

Units 10-11 Venture Court,  
Hinckley, LE10 3BT

Recent extension with high specification first floor offices



Two roller shutter access doors



Ample car parking available on site



Convenient access to the A47 and A5/M69 thereafter



GIA - 9,860 sq ft (916.0 sq m)



## LOCATION

The property is located on Venture Court, a courtyard type development of industrial units which forms part of the larger Dodwells Bridge Industrial Estate, situated to the western edge of the town of Hinckley. The main road through the estate (Dodwells Road) forms part of the A47, which links the A5 to the west of Hinckley with the city of Leicester to the north east.

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 semi-detached industrial unit with recently built two-storey office/workshop extension.

There are two roller shutter doors to the front elevation. Internally, the units benefit from an eaves height of approximately 4.2m (13ft 9ins) and have mainly open span working areas. The extension comprises a ground floor store with high quality offices to the first floor with a glazed atrium, ground floor entrance and WC facilities.

Externally, there is car parking directly in front of the existing units and to the boundary of the estate. There is also a concrete loading apron to the front of the units.

## ACCOMMODATION

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

		SQ FT	SQ M
Unit 10	Ground	2,479	230.3
Unit 10	Mezzanine	517	48.03
Unit 11	Ground	2,500	232.25
Unit 11	Mezzanine	764	70.98
Extension	Ground	1,800	167.22
Extension	First	1,800	167.22
		9,860 Sq Ft	915.99 Sq M

## SERVICES

We understand all mains services are connected to the subject property. Heating and cooling to the offices is by way of air conditioning.

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: £24,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The subject property is available by way of an assignment of a full repairing and insuring lease, dated 6 July 2023, for a term of 6 years from 1 July 2023 at a passing rental of £60,000 per annum exclusive. There is a rent review and break option on 1 July 2026. Alternatively, a lease of longer duration may be available directly from the Landlord.

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

## 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 Rating - D(99)

## 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

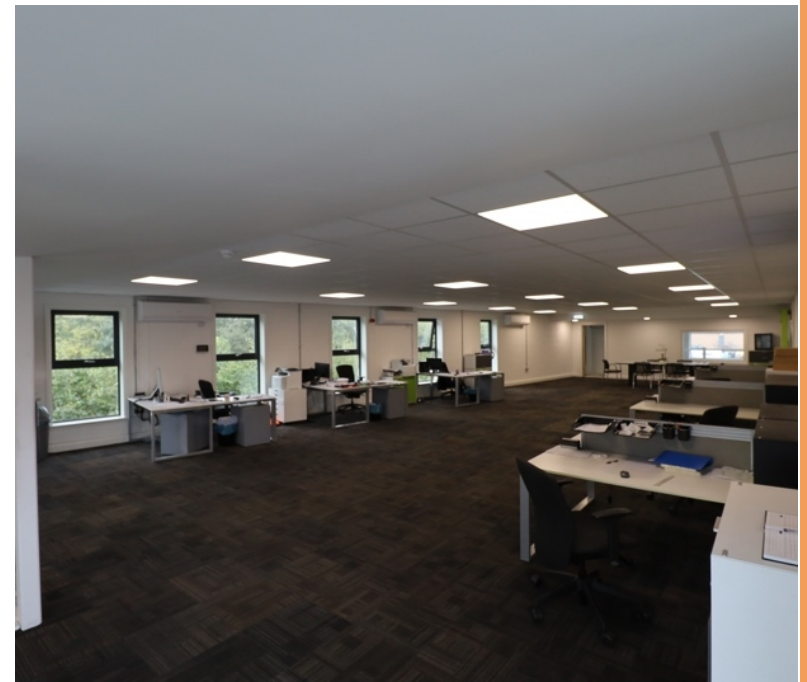
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

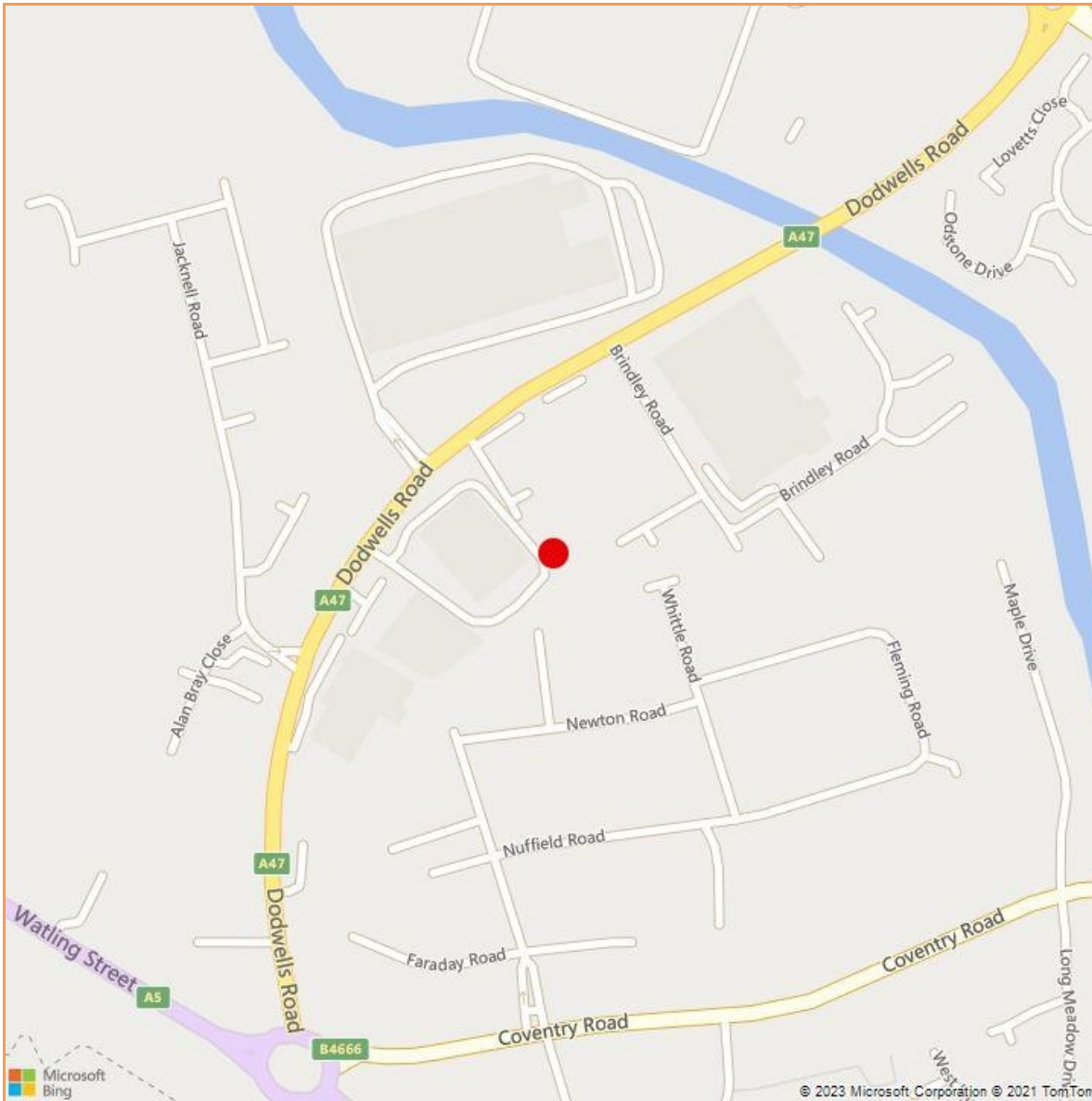
## NOTE RE: PLANS

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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