



TO LET

INDUSTRIAL UNIT

**Unit 1 The Hunts Building, Burbage
Road, Burbage, LE10 2TP**

**Located on the fringe of Hinckley town
centre**



Double door access



4m eaves height



Car parking available on site



GIA - 1,557 sq ft (144.7 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. Hinckley railway station provides regular commuter services to Leicester and Birmingham New Street.

DESCRIPTION

The subject property comprises an end-terrace industrial unit, benefitting from double door access, a 4m eaves height and WC facilities. Externally, there is a loading area to the front of the unit and car parking is provided.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	1,557	144.65
GIA Total		1,557 Sq Ft	144.65 Sq M

SERVICES

Mains electricity, water and drainage are connected to the site.

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: £4,850

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The unit is available to let on a new internal repairing and insuring lease at a commencing rental of £10,800 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(92)

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.

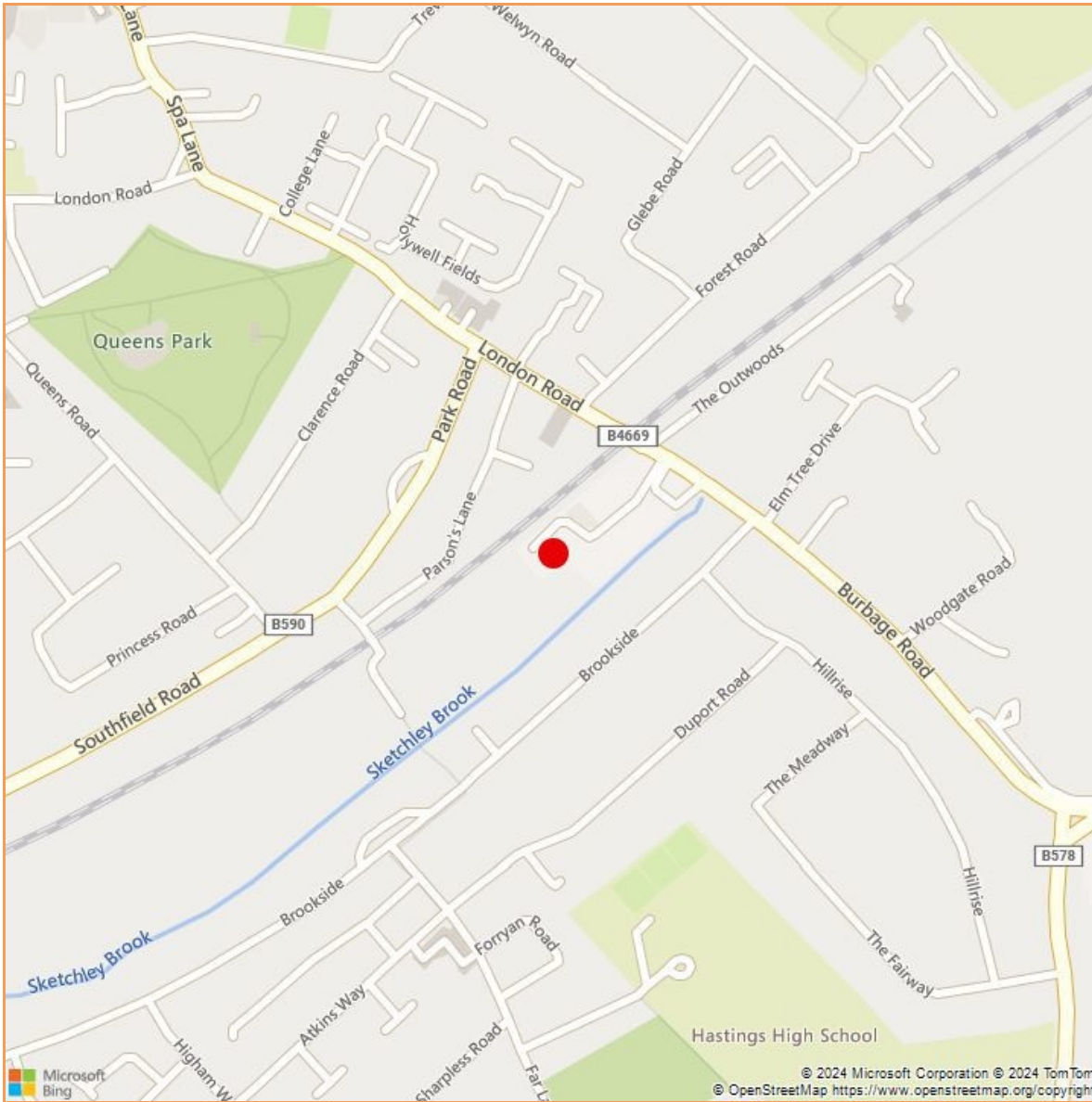
NOTE RE: PLANS

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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