



TO LET

INDUSTRIAL UNIT

7 Venture Court,
Hinckley, LE10 3BT

Convenient access to the A47 and
A5/M69 thereafter



4.8m eaves height and roller shutter
access



Offices with gas fired central heating



Shared loading and car parking area



GIA - 4,274 sq ft (397.1 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 of steel portal frame construction, with brickwork and steel sheet cladding, surmounted by a pitched roof.

Internally, the accommodation comprises the following: ground floor: office, male and female WCs and a clear span industrial/warehouse area. To the first floor, there is a further office. The property has a 4.8m eaves height, roller shutter door access (3.7m width x 4.0m height) and solid concrete floors.

Externally, there is a shared loading and car parking area.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	3,631	337.32
Ground	Office	337	31.31
First	Office	306	28.43
		4,274 Sq Ft	397.05 Sq M

SERVICES

We understand all mains services are connected to the subject property. There is gas fired central heating to the offices and a gas blower heater to the industrial areas.

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: £21,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £30,000 per annum exclusive.

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(104)

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.

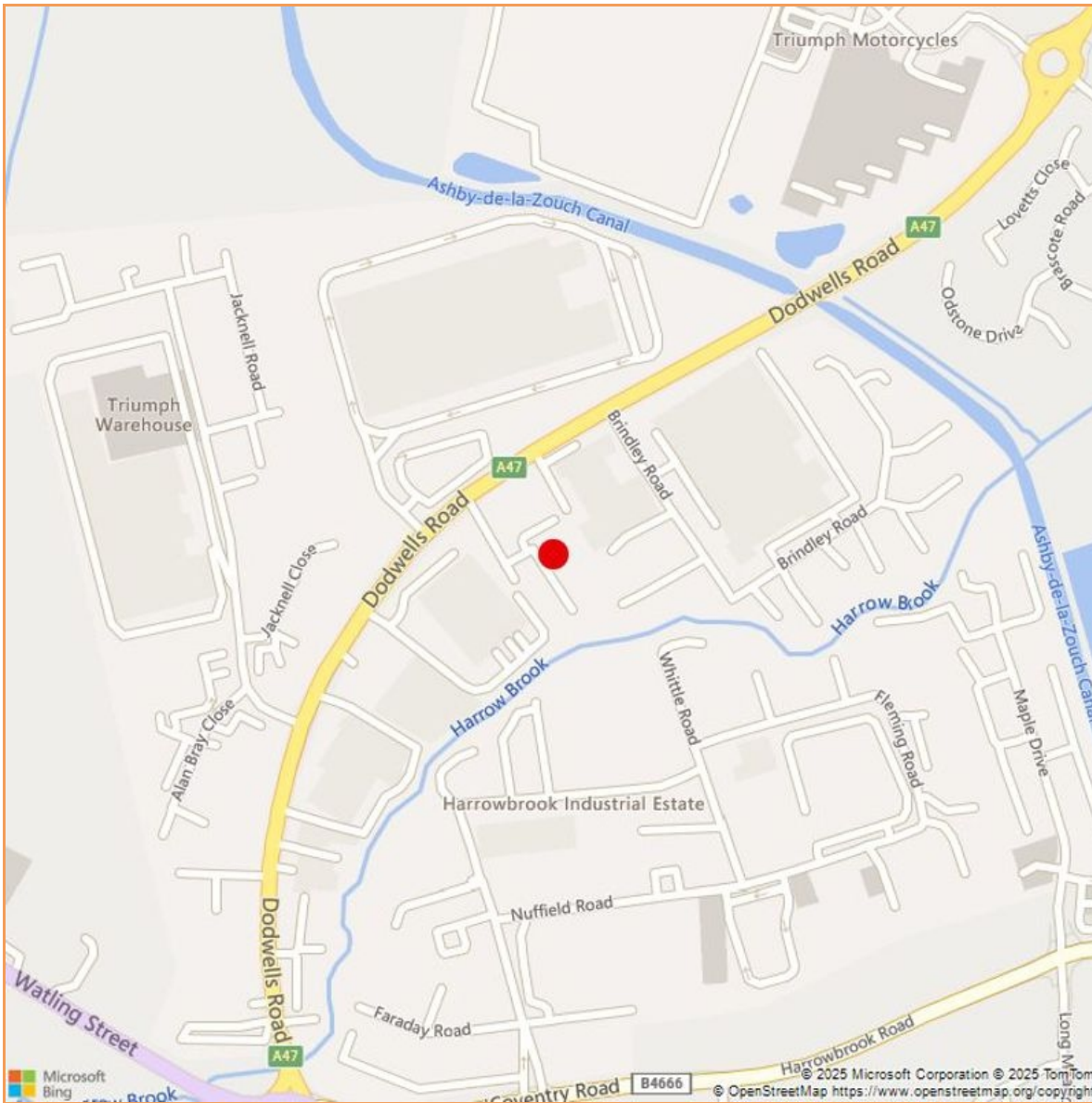
NOTE RE: PLANS

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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