



## TO LET

### FIRST FLOOR OFFICE SUITE

Office 4 Graphic House, Druid Street, Hinckley, LE10 1QH

License fee inclusive of utilities



Character office space in the Druid Quarter of Hinckley



Car parking available



Warm air heating system



NIA - 347 sq ft (32.2 sq m)



## LOCATION

Graphic House is located at the corner of Spencer Street and Druid Street in the Druid Street Conservation Area, approximately ¼ mile north of Hinckley town centre. The surrounding area comprises a mixture of residential and commercial uses. There is pay & display car parking located in close proximity to the property on Druid Street.

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

Graphic House comprises prominent former factory premises of solid brickwork construction, surmounted by a pitched tiled roof, which have in more recent years been converted into a business centre, with a mixture of office and light industrial uses, along with an ancillary/bar function room.

The available suite is accessed via communal entrances from the ground floor and comprises an office accessed from a communal corridor, with communal kitchen and WC facilities. The property benefits from fluorescent strip lighting and a mezzanine storage area.

Externally, there is a communal car park to the rear.

## ACCOMMODATION

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

		SQ FT	SQ M
First	Office	215	19.97
Mezzanine	Storage	132	12.26
NIA Total		347 Sq Ft	32.24 Sq M

## SERVICES

We understand mains electricity is available to the suite. Heating is provided by way of a gas fired warm air system.

## TENURE

The property is available to rent on a Licence Agreement at a monthly licence fee of £567 per calendar month.

We are advised the monthly licence fee includes the following: (1) access to and from the Property by means of halls and corridors, all properly maintained, decorated, heating and lit, (2) Heating and lighting of the Property, (3) Maintenance, decoration and the repair of external parts of the Property, (4) Shared cloakrooms and toilets for men and women, with hot and cold water and towels provided, (5) Shared kitchen facilities for the making of tea and coffee etc. and (6) electricity usage.

The Licence can be terminated on not less than 60 days' notice given by the Owners or the Licensee to the other to expire on the last day of a month.

## LEGAL COSTS

There are no legal costs in setting up the licence.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

## 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.

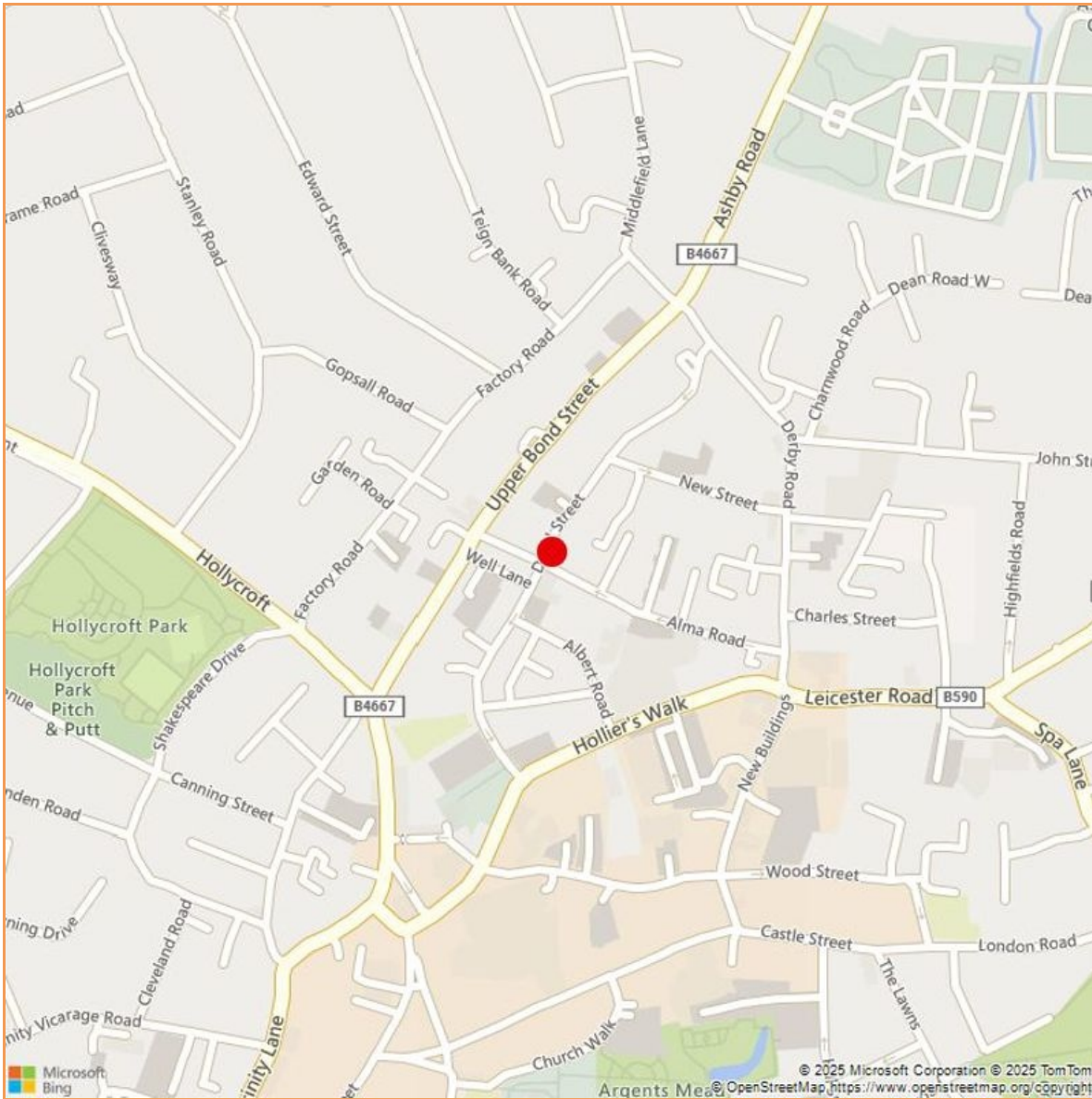
## NOTE RE: PLANS

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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