



## TO LET

### OFFICE SUITE

Unit 1A Vision House, 119 Factory  
Road, Hinckley, LE10 0DP

Rent inclusive of utilities



Communal kitchen and WC facilities



Gas fired central heating



Car parking available



NIA - 523 sq ft (48.6 sq m)



## LOCATION

The subject property is located on the corner of Factory Road and Teign Bank Road in a predominantly residential area. There is car parking accessed from Teign Bank Road.

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 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

## DESCRIPTION

Vision House is a former factory premises which has been converted to provide a variety of office suites along with communal kitchen and WC facilities.

The available suite is situated on the ground floor and benefits from laminate flooring and suspended ceilings with fluorescent strip lighting. Additionally, there is a storage mezzanine of 4.76m x 3.35m.

There is communal car parking available.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Unit 1A	523	48.59
NIA Total		523 Sq Ft	48.59 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating serving panel radiators.

## 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: £3,850

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new internal repairing and insuring lease, at a commencing rental of £800 per calendar month inclusive of utilities.

## LEGAL COSTS

Should a formal lease be required, the ingoing tenant will be responsible for the costs in relation to the same.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(94)

## 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.

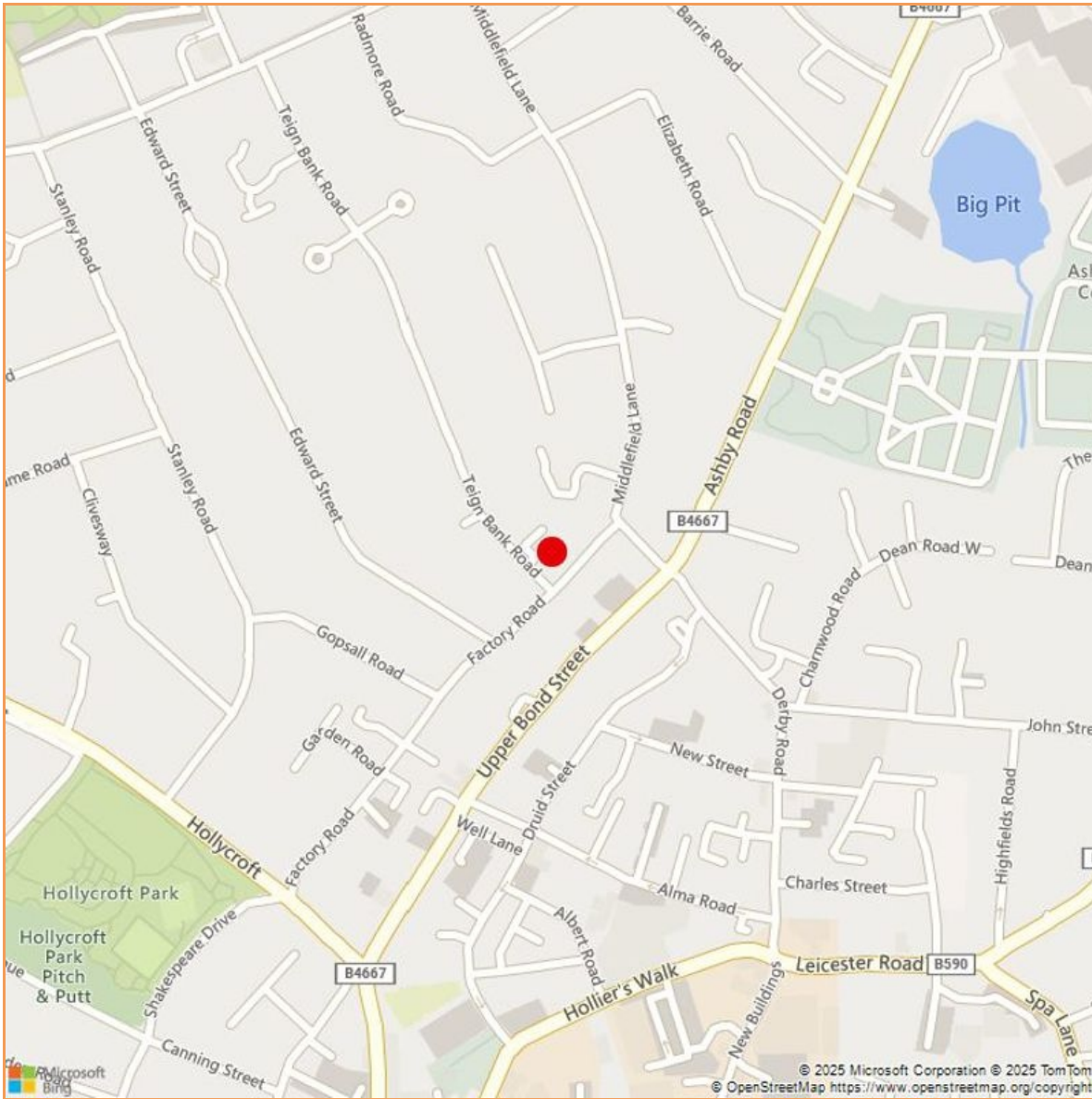
## NOTE RE: PLANS

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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