



TO LET

INDUSTRIAL FACILITY

Plot 5 (Unit 36) Sketchley
Meadows, Hinckley, LE10 3EN

Excellent location with convenient
access to the A5 and M69



Two storey office accommodation to
the front elevation



Two roller shutter access doors



Car parking to front elevation



GIA - 15,422 sq ft (1,433 sq m)

LOCATION

The property is located on the well established Sketchley Meadows Industrial Estate, which lies on the southern fringe of the conurbation of Hinckley with direct access from the A5 (Watling Street). The A5/M69 interchange is in close proximity, being approximately 1.2 miles (1.9 km) to the south east.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 105,000) 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

The subject property comprises an industrial facility located on the well established Sketchley Meadows Industrial Estate. The main building is of steel portal frame construction surmounted by a pitched asbestos sheet roof with skylights set therein. The elevations are cavity brickwork to half height with steel sheet above. There is a two storey office facility to the front elevation of cavity brickwork construction surmounted by a pitched tiled roof. There is an extension also of steel portal frame surmounted by steel pitched roofs.

Internally, the industrial accommodation comprises a two clear span areas, the main building having an eaves height of 4.4m and the extension a minimum working height of 4.7m. There are two electric roller shutter access doors (3.46m width x 4.30m height and 3.68m width x 3.46m height, respectively), LED bay lighting, solid concrete floors and male WC facilities. The offices comprises a variety of executive and open plan offices, with ancillary staff room, kitchen and WC facilities.

Externally, there is a car parking area to the front of the offices (additional car parking will be provided to the front of the adjacent scrap merchant premises) and a concrete loading forecourt.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Offices	780	72.46
Ground	Industrial	9,681	899.36
Ground	Extension	3,094	287.43
First	Office	775	72
First	Mezzanine	1,092	101.45
		15,422 Sq Ft	1,432.7 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the property, which benefits from gas fired central heating to the offices and a gas blower heater to the warehouse. Additionally, there is air conditioning to some of the offices.

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: £73,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £95,000 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(106)

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.

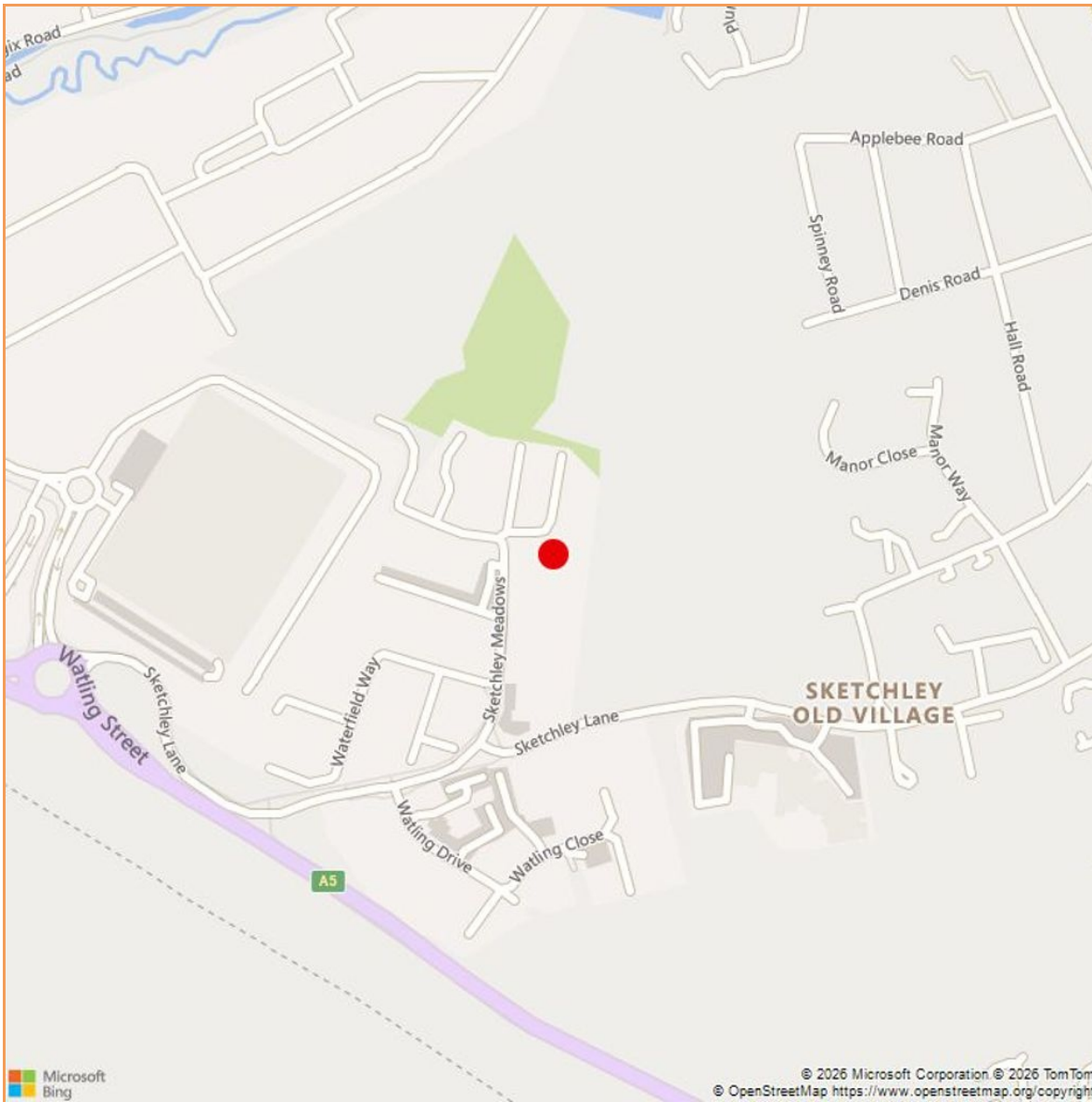
NOTE RE: PLANS

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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