



## TO LET

### GROUND FLOOR OFFICE

Francis House, Coventry Road,  
Burbage, LE10 2HL

Sought after central Burbage location



Two car parking spaces



Communal reception, kitchen and WC  
facilities



EPC 'C' Rating



NIA - 156 sq ft (14.5 sq m)



## LOCATION

The subject property is located on Coventry Road in Burbage, there are a variety of starter business units adjacent to the property and residential dwellings situated opposite.

Burbage is a large village (population - 16,510) lying to the south of the town of Hinckley. Burbage benefits from excellent road communications with the A5/M69 interchange to the south of the conurbation providing access to the M1, M6 and M42 thereafter. Hinckley railway station provides regular commuter services to Leicester and Birmingham New Street.

## DESCRIPTION

The subject property comprises a single storey multi-let office building in the sought after village of Burbage.

The available suites benefit from suspended ceilings with inset lighting and UPVC double glazing. There are two car parking spaces included per office.

The building benefits from shared reception, kitchen and WC facilities.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office 3	156	14.49
NIA Total		156 Sq Ft	14.49 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the property.

## 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: £950

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new agreement, for a term to be agreed, at a commencing rentals as follows:

Office 3 - 156 sq ft - £3,720 per annum

The Landlord insures the building and is responsible for keeping the fabric of the building in good order. The tenant is required to put up a bond of one month's rental which is fully refunded on ending the agreement (subject to no tenant breaches). There is a rolling mutual break option on 3 months' prior written notice.

## LEGAL COSTS

The Landlord will prepare a written lease agreement at their own cost.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(72)

## 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

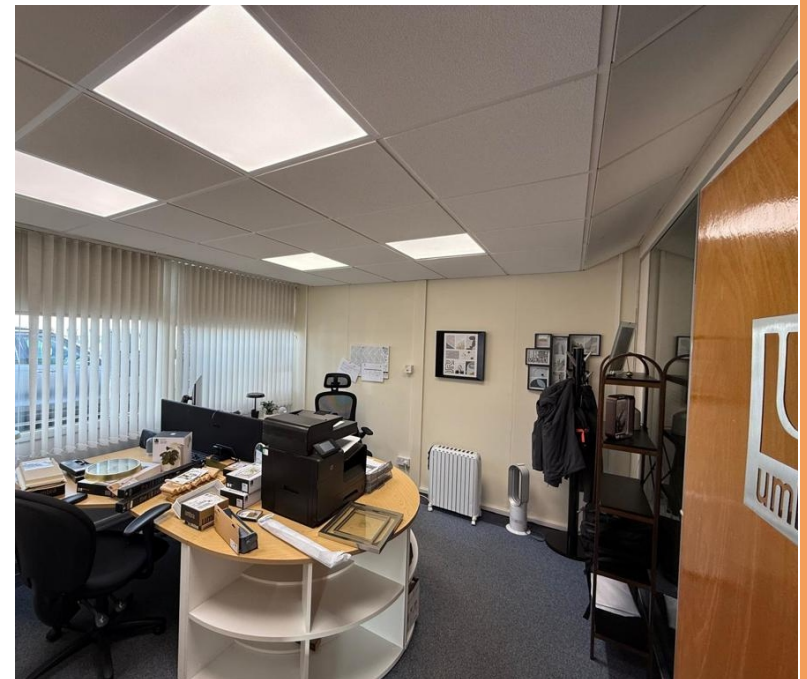
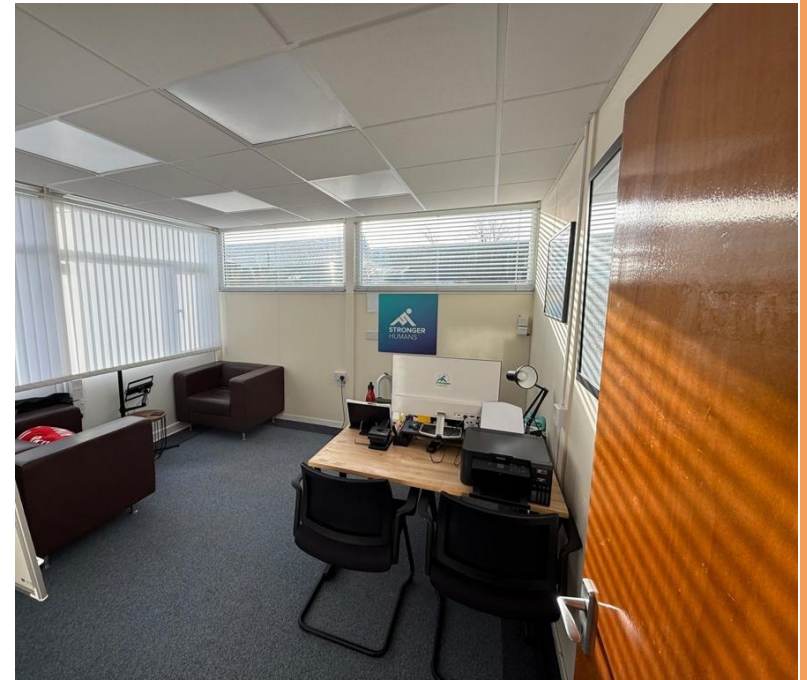
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

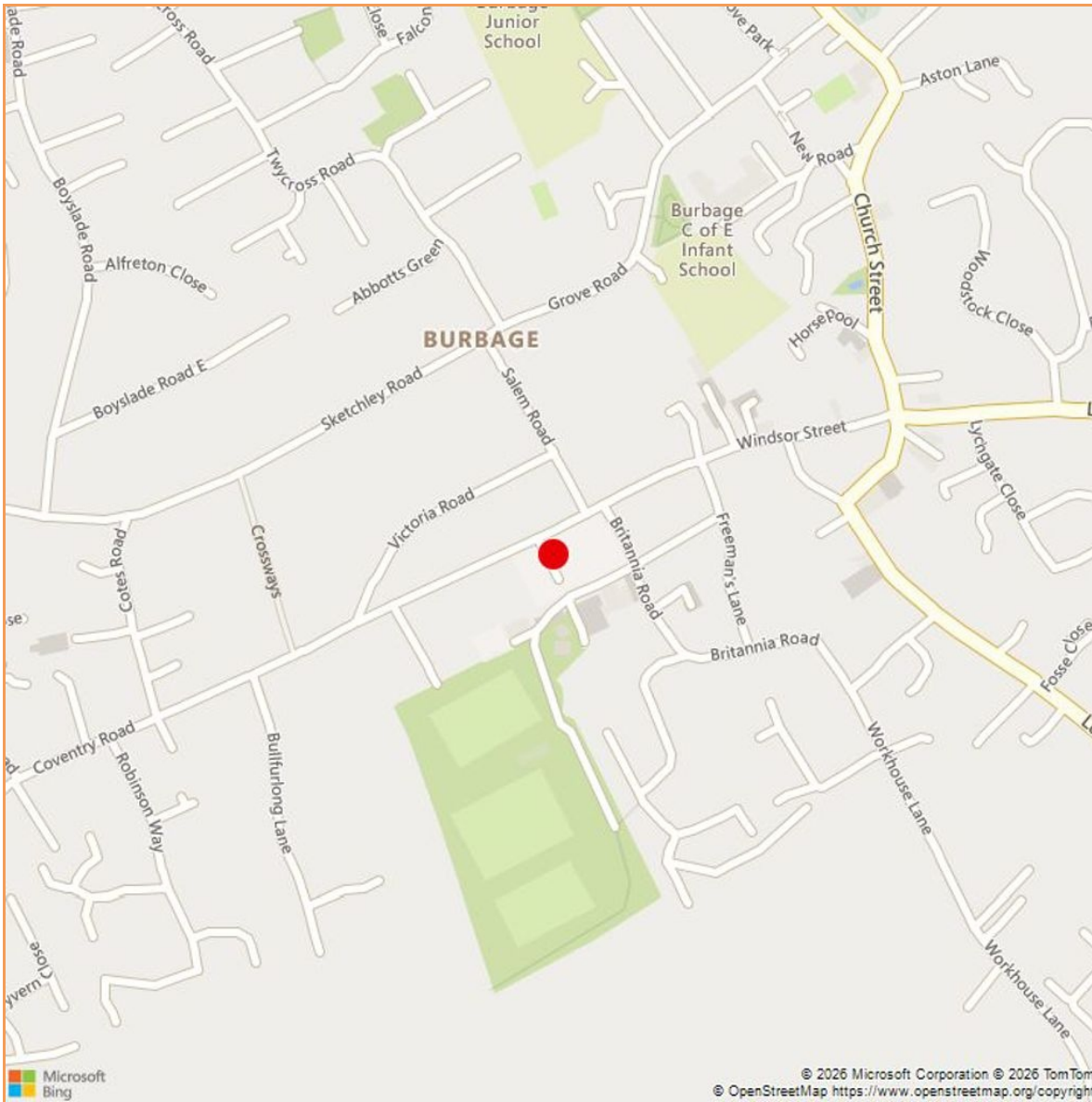
## NOTE RE: PLANS

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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