

Industrial Unit in Prime Location

2 JACKNELL ROAD, DODWELLS BRIDGE INDUSTRIAL ESTATE, HINCKLEY, LEICESTERSHIRE, LE10 3BS

FOR SALE



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Commercial





KEY HIGHLIGHTS

- Strategically located at the heart of the UK's 'Golden Triangle'
- Detached manufacturing facility
- GIA 83,231 sq ft (7,732.3 sq m)
- Site area of 3.58 ac (1.45 ha)
- Offers are invited £6,750,000

LOCATION

The property is strategically located at the heart of the UK's 'Golden Triangle' for distribution and at the centre of the motorway network and rail infrastructure. The property boasts outstanding road communications with access to the M69 (Junction 1), M1 (Junctions 20 and 21), M6 (Junction 2) and M42 (Junction 10), motorways all within 12 miles.

More specifically, the property forms part of the Dodwells Bridge Industrial Estate, fronting Jacknell Road at its junction with Dodwells Road, therefore benefiting from prominent roadside visibility.



DESCRIPTION

The property comprises a detached manufacturing facility configured in two distinct parts being of a late 1980's construction with later extension.

Externally, the property benefits from extensive linear frontage on the eastern elevation to Dodwells Road off which access to the staff / customer parking is provided via Jacknell Road, on the south western boundary, with provision for approximately 55 car spaces.

To the north western boundary of the property is situated a secure yard with gated access, shared with the second detached warehouse building. Both buildings are of a traditional steel portal frame construction, pitched in single bays, benefiting from heights to the underside of the steel haunch ranging from between 6.3m to 7.2m.

The elevations comprise insulated blockwork infill walls and composite insulated profile steel cladding which extends to the roof coverings, incorporating scattered Perspex roof lights and roof mounted photovoltaic (PV) panels.

The property is well served by way of six level access electrically operated steel roller shutter doors situated to the front and rear elevations, together with a large covered loading bay.

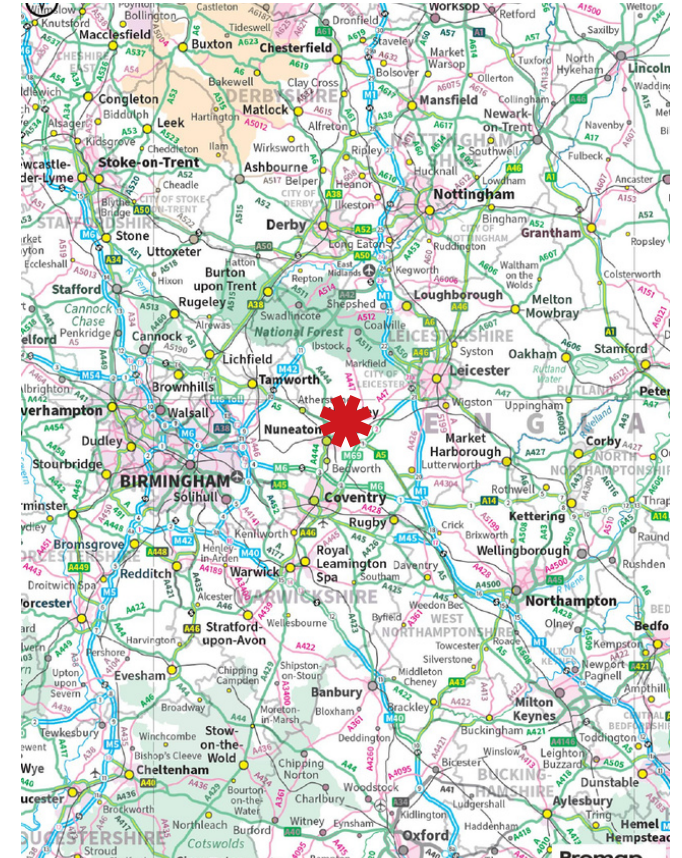
Situated within both buildings are two storey offices and amenity blocks, incorporating a series of both cellular and open plan offices, ancillary accommodation and staff welfare facilities, finished to a good specification. More specifically, incorporating plastered and painted walls, suspended acoustic tile ceilings with recessed lighting panels, perimeter trunking and a combination of carpeted and ceramic tiled concrete floors.

The production areas are finished to a good specification providing uninterrupted clear open plan manufacturing space incorporating a series of ancillary accommodation, specified with power floated sectional concrete floors, overhead LED lighting, wall mounted space heaters, gantries and craneage.

The detached rear warehouse building is of a more modern specification incorporating similar amenities.



Dodwells Bridge Industrial Estate 2 Jacknell Road, Hinckley, Leics, LE10 3BS



ACCOMMODATION

The property has been measured on a gross internal basis, all figures are provided for guidance purposes only.

UNIT	SQ FT	SQ M
Main Factory (including extension)	59,317	5,510.6
Detached Factory	21,201	1,969.6
Covered Storage Area to Extension	2,713	252.1
TOTAL	83,231	7,732.3



SITE AREA

The property extends to approximately 3.58 acres (1.45 hectares).

SERVICES

We are advised that mains gas, water, electricity, drainage and telecommunications are all available to the subject property.

No tests have been undertaken on any of the services and prospective purchasers should make their own enquiries as to the existence of and suitability for their intended use.



EPC

Main Building - C66
Satellite Building - C61

PLANNING

We understand the property benefits from planning for Use Classes B2 (General Industrial) with associated external storage and parking.

This information is given for guidance purposes only and prospective purchasers are advised to undertake their own enquiries of Hinckley and Bosworth Borough Council.

TENANCY

The property benefits from roof mounted photovoltaic (PV) panels, between Voestalpine Rotec Limited and Environmental Energies (Free Solar) Limited.

The tenancy is on the basis of a peppercorn rent in lieu of subsidized electricity supply.



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BUSINESS RATES

Rateable Value (2026) £340,000

TENURE

The property is held on a freehold basis until Title Numbers LT206234; LT207967 and LT228666.

GUIDE PRICE

Offers are invited at £6,750,000 (Six Million, Seven Hundred & Fifty Thousand Pounds).

VAT

VAT is applicable

LEGAL COSTS

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address, and funding prior to an offer being accepted and solicitors being instructed.

VIEWINGS & FURTHER INFORMATION

Viewings are strictly by appointment only with the Joint Agents, Savills and Wards Commercial

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