



TO LET

SECOND FLOOR OFFICES

Second Floor, New Buildings,
Hinckley, LE10 1HW

Town centre location



Air conditioning



Lift access



Secure car parking



NIA - 2,912 sq ft (270.5 sq m) to 6,862 sq
ft (637.5 sq m)



LOCATION

The subject property is located on the corner of New Buildings and Stockwell Head on the fringe of Hinckley town centre. The town's main retailing area, Castle Street, is located a short walk away and provides a wide range of amenities. The Lower Ground Floor car park is accessed from Stockwell Head.

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. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

Stockwell House is an attractive multi-occupied office building, with lower ground floor car parking, situated near the top of Castle Street in Hinckley and hence within easy walking distance of town centre amenities.

The available suites are located on the second floor of the building and benefit from lift access, kitchen and WC facilities and air conditioning. The suites are available separately or combined.

ACCOMMODATION

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

		SQ FT	SQ M
Second	Phase 1	2,912	270.52
Second	Phase 2	3,950	366.96
NIA Total		2,912 - 6,862 Sq Ft	270.52 - 637.48 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of electric heating and the suite benefits from air conditioning.

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: to be reassessed upon occupation

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The subject suites are available to rent on a new lease, for a term to be agreed, on an effective full repairing and insuring basis at the following rentals:

Phase 1 - £18,000 per annum exclusive

Phase 2 - £24,000 per annum exclusive

Phase 1 & 2 - £42,000 per annum exclusive

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Phase 1 EPC Rating - D(80)

Phase 2 EPC Rating - C(52)

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.

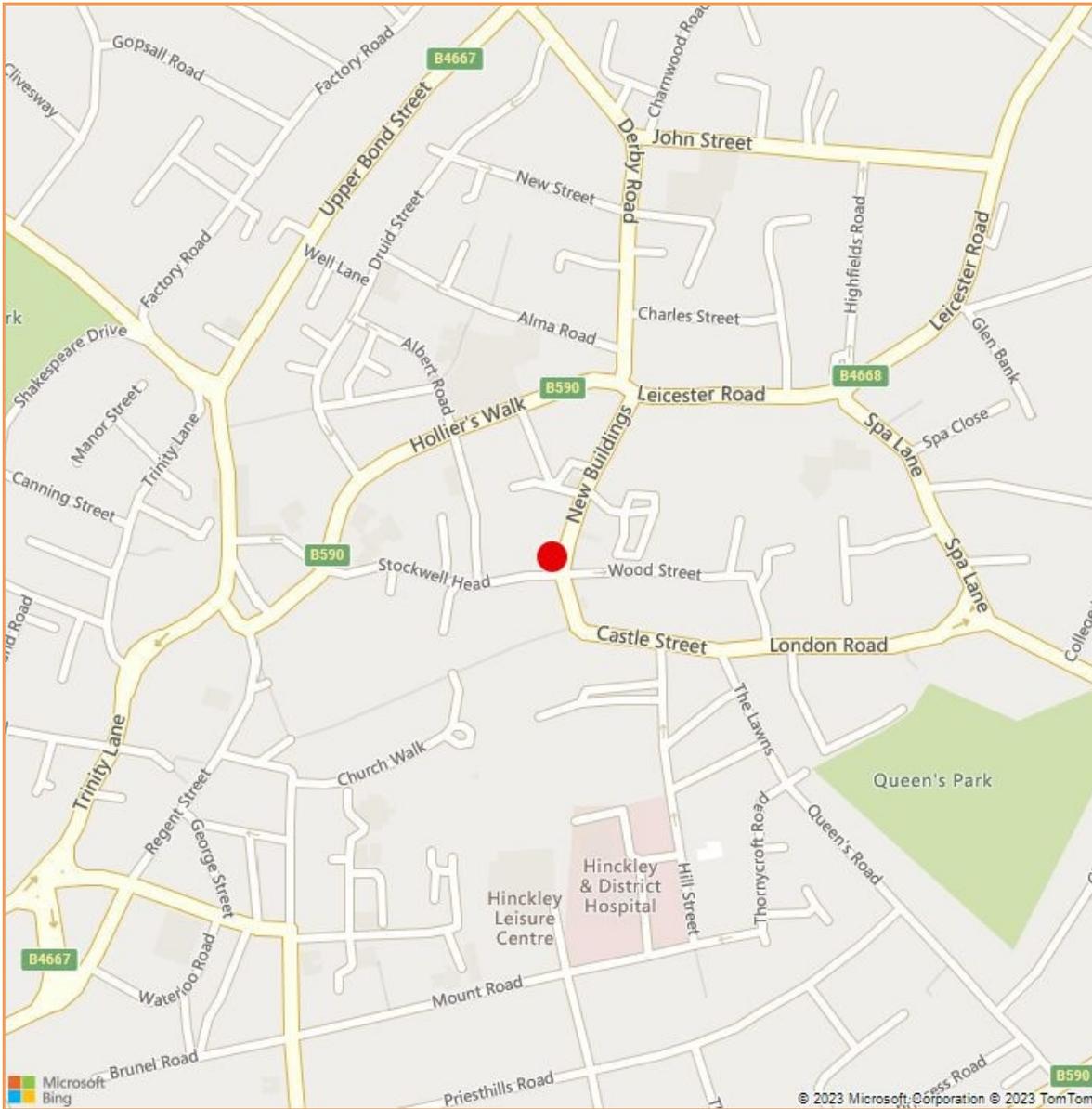
NOTE RE: PLANS

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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