



FOR SALE

END TERRACE INDUSTRIAL UNIT

Unit 6, Maizefield,
Hinckley, LE10 1YF

Located on the established Hinckley
Fields Industrial Estate



Easy access to the A47 Northern
Perimeter Road



Offices, kitchen and WC facilities



4.6m eaves height and sectional up
and over door



GIA - 3,620 sq ft (336.3 sq m)



LOCATION

The subject property is situated on Hinckley Fields Industrial Estate, which is located on the northern fringe of the conurbation served by the A47 (Northern Perimeter Road) and which links the A5 to the south (the Dodwells roundabout) and the A47 Hinckley to Leicester Road to the north. The estate, which was developed during the 1990s has a mix of occupiers including a Morrisons foodstore, McDonalds Restaurant and gym.

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

DESCRIPTION

The subject property comprises an end of terrace industrial unit of steel portal frame construction, with cavity brickwork and steel sheet elevations, surmounted by a pitched roof.

Internally, the unit offers clear span industrial areas with a 4.6m eaves height, solid concrete floors and sectional up and over loading door. To the ground floor, there are various offices, kitchen and unisex and disabled WC. To the first floor, there is a storage mezzanine and fitted office.

Externally, there is a concrete forecourt to the front elevation providing loading access and car parking. To the side elevation, there is a grassed amenity area.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	1,894	175.95
Ground	Office	836	77.66
First	Mezzanine	749	69.58
First	Office	141	13.1
		3,620 Sq Ft	336.3 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating to the office is by way of wall mounted electric panel heaters.

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: £18,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £325,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(65)

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.

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

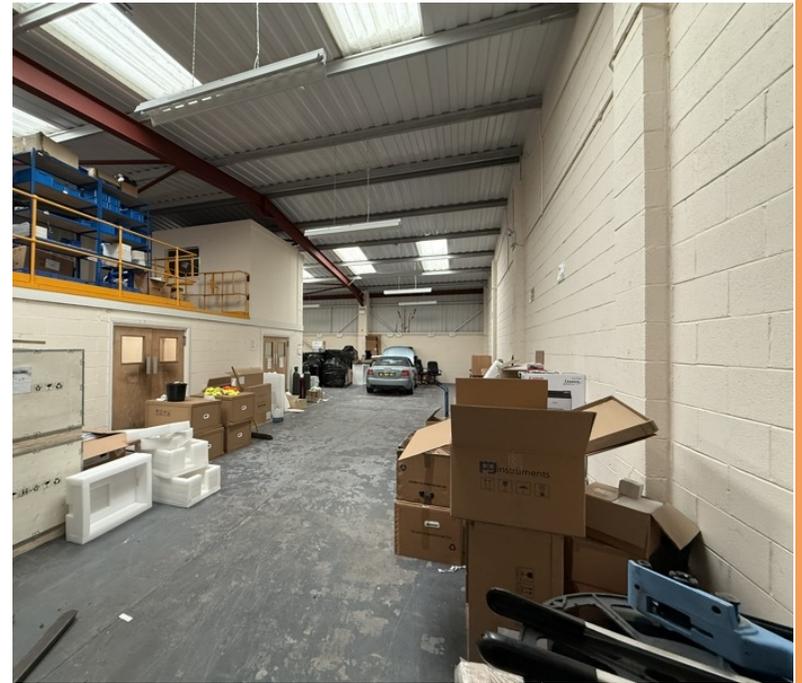
NOTE RE: MEASUREMENTS

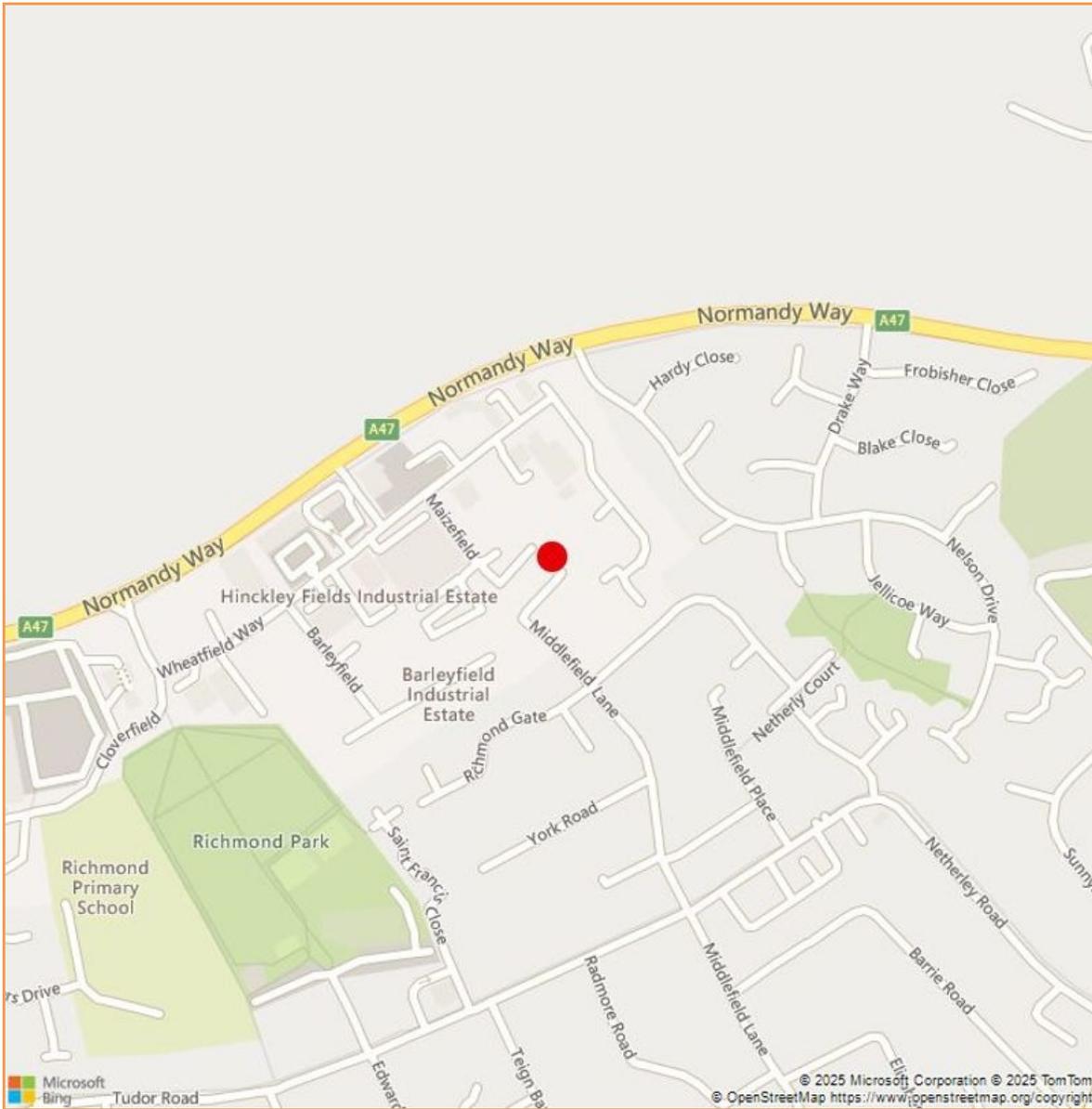
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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.





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