



## TO LET

### MODERN DETACHED INDUSTRIAL UNIT

Unit 7 Lime Kilns Business Park,  
Hinckley, LE10 3EQ

Established industrial estate location



EPC 'C' Rating



7m eaves height



Two offices, entrance lobby and  
disabled WC



GIA - 2,579 sq ft (240 sq m)



## LOCATION

Lime Kilns Business Park is located on Nutts Lane with access via an island directly onto A5 Watling Street at Hinckley 2 miles from Junction 1 M69 allowing easy access north onto M1 (Junction 21) and south to M6 (Junction 2).

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 property comprises a 2017 built detached industrial unit of steel portal frame construction with steel sheet elevations and surmounted by a pitched roof.

Internally, the property offers mainly clear span industrial areas with an eaves height of 7m accessed by an up and over sectional door (3.49m width x 5.04m height). There are two offices, entrance lobby and a disabled WC. Internal fixtures and fittings may be available by way of negotiation with the incumbent tenant.

Externally, there is a concrete forecourt in front of the roller shutter for loading and a block paved car parking area.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial Areas	2,050	190.44
Ground	Offices	528	49.05
		2,579 Sq Ft	239.59 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Mains gas is available but not connected. Heating to the unit is by way of electric panel heaters to the offices and an space heater to the warehouse.

## 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: £14,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The unit is available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £24,000 per annum exclusive.

The property is available from October 2025.

A service charge is levied to cover the maintenance of the estate.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(58)

## 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](mailto: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.

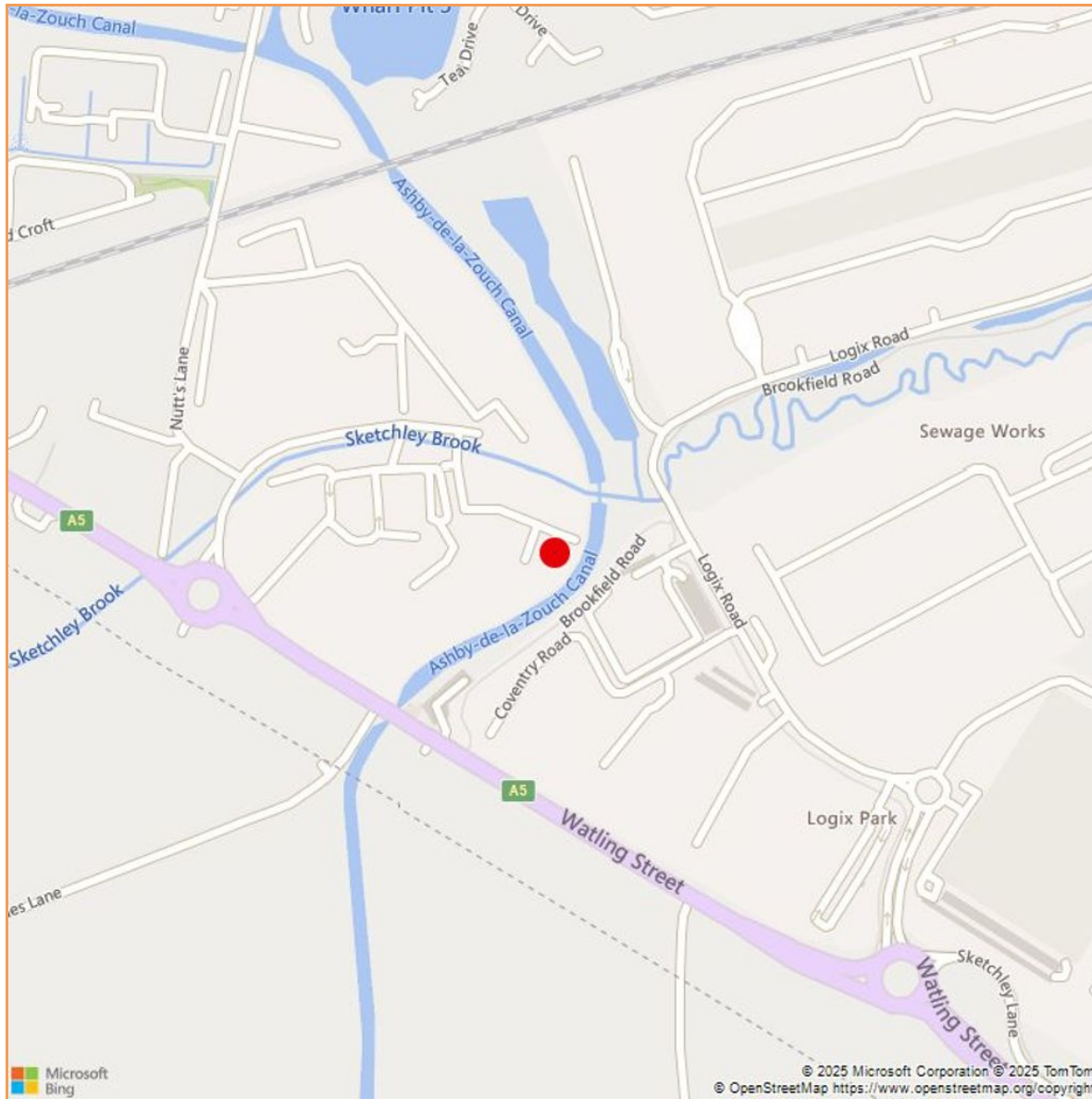
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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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