



**wards**  
Commercial

## **TO LET**

### **RURAL OFFICE**

Unit A High Cross Business  
Park, Coventry Road,  
Sharnford, LE10 3PG

Rural location



Excellent access to the A5, M69 and M1



On site car parking



Electric heating, category II  
fluorescent lighting, perimeter  
trunking and a security alarm



NIA - 2,349 sq ft (218.2 sq m)



## LOCATION

The subject property is set in the grounds of the Highcross Business Park, a grade II listed farmhouse on the B4114 on the fringe of the Village of Sharnford in Leicestershire. The property benefits from good access to the A5 leading to the M69 and M1 Motorways.

## DESCRIPTION

A two storey rural office building forming part of a small business park comprising a range of traditional farm buildings tastefully restored and converted to a high specification retaining many of the original features including structural timbers and exposed brickwork.

The development comprises four rural office units arranged around a landscaped courtyard together with ample on site parking provision.

Internally the property is based over two floors with a combination of open plan and executive offices. The unit is fitted with electric heating, category II fluorescent lighting, perimeter trunking and a security alarm.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office	1,187	110.27
First	Office	1,162	107.95
NIA Total		2,349 Sq Ft	218.22 Sq M

## SERVICES

We understand water, drainage and electricity 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: £23,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £33,000 per annum exclusive.

A service charge is levied to cover the costs incurred in maintaining, repairing and decorating the external areas of the building and common parts. The service charge includes administering the development generally including landlord's management charges.

## LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the grant of any lease.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

## 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

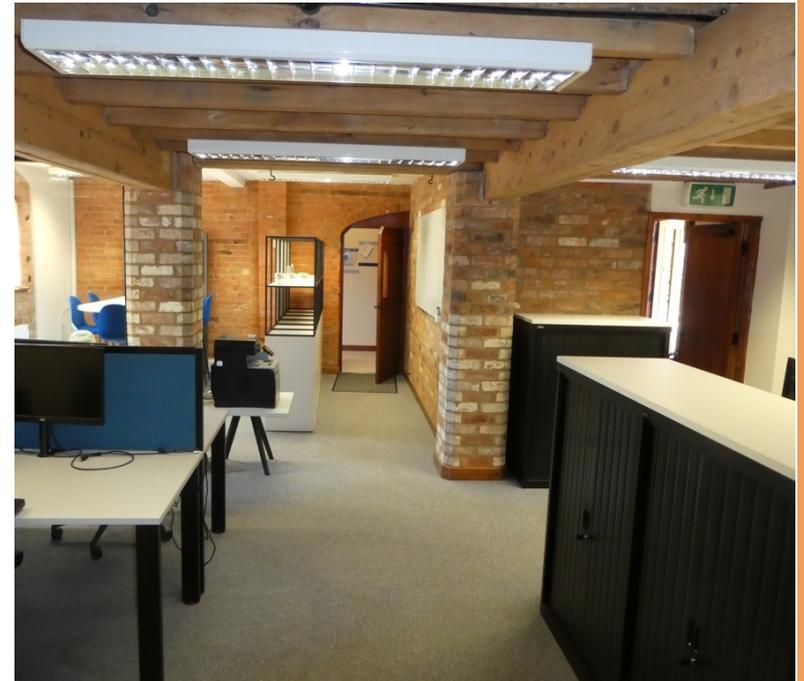
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

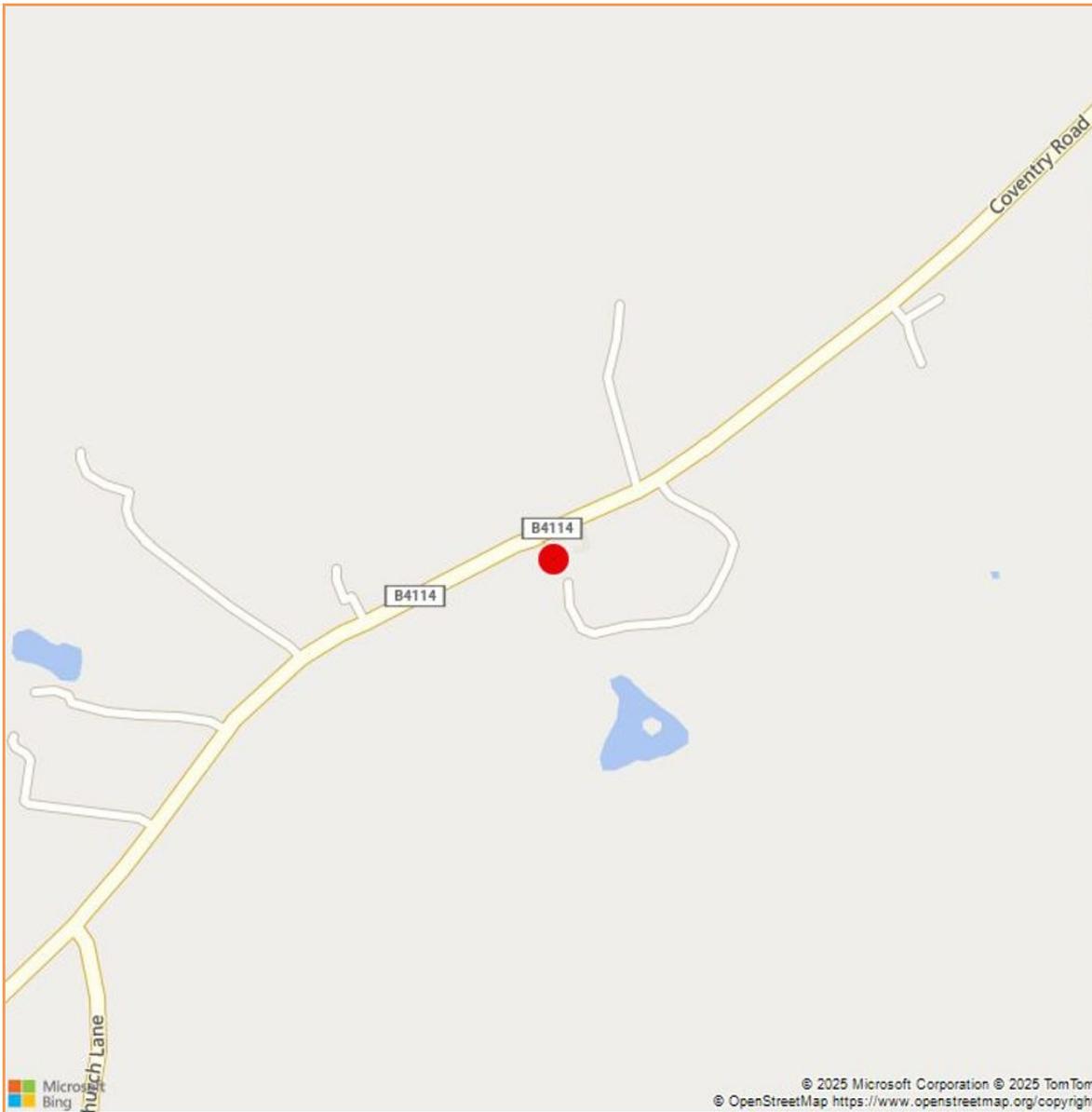
## NOTE RE: PLANS

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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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

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