



**TO LET**  
**DETACHED INDUSTRIAL UNIT WITH**  
**SECURE YARD**

Unit G, Fleming Road,  
Hinckley, LE10 3DU

- Two storey office facility
- ✱
- Large yard area and ample car parking
- ✱
- Two roller shutter access doors
- ✱
- 1.32 acres (0.53 hectares) site area with  
low site coverage of 27%
- ✱
- GIA - 16,369 sq ft (1,521 sq m)



## LOCATION

This property is situated on the northern fringe of the established Harrowbrook Industrial Estate adjacent and opposite other industrial units with the Harrow Brook to the northern boundary. The Harrowbrook Industrial Estate is located on the western fringe of the conurbation of Hinckley and is accessed via the Coventry Road close to its junction with the A5.

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.

## DESCRIPTION

The subject property comprises a detached industrial unit situated on the established Harrowbrook Industrial Estate in Hinckley.

Internally, the property benefits from a clear span warehouse area with 6m eaves and two electric roller shutter access doors, 5m width x 5m height and 3m width x 3.4m height, respectively. There are warehouse canteen and WC facilities. There is a high specification two storey office facility comprising a modern reception area, variety of executive and open plan offices, ancillary kitchen, store and male & female/disabled WC facilities. The offices benefit from suspended ceilings with inset lighting (LED to the first floor), gas fired central heating, access control doors and a mixture of laminate and carpeted flooring.

Externally, the property benefits from a secure gated yard area to the rear and side elevation, and a further tarmacadam car park for around 15 cars to the opposite elevation. The site area is approximately 1.32 acres (0.53 hectares) allowing for a low site coverage of approximately 27%.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Warehouse	12,051	1,119.54
Ground	Office	2,400	222.96
First	Office	1,918	178.18
		16,369 Sq Ft	1,520.68 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property, which benefits from gas fired central heating to the office areas.

## 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: £73,000 currently. £75,000 from 1 April 2026.

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 £125,000 per annum exclusive.

## 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(62)

## 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.

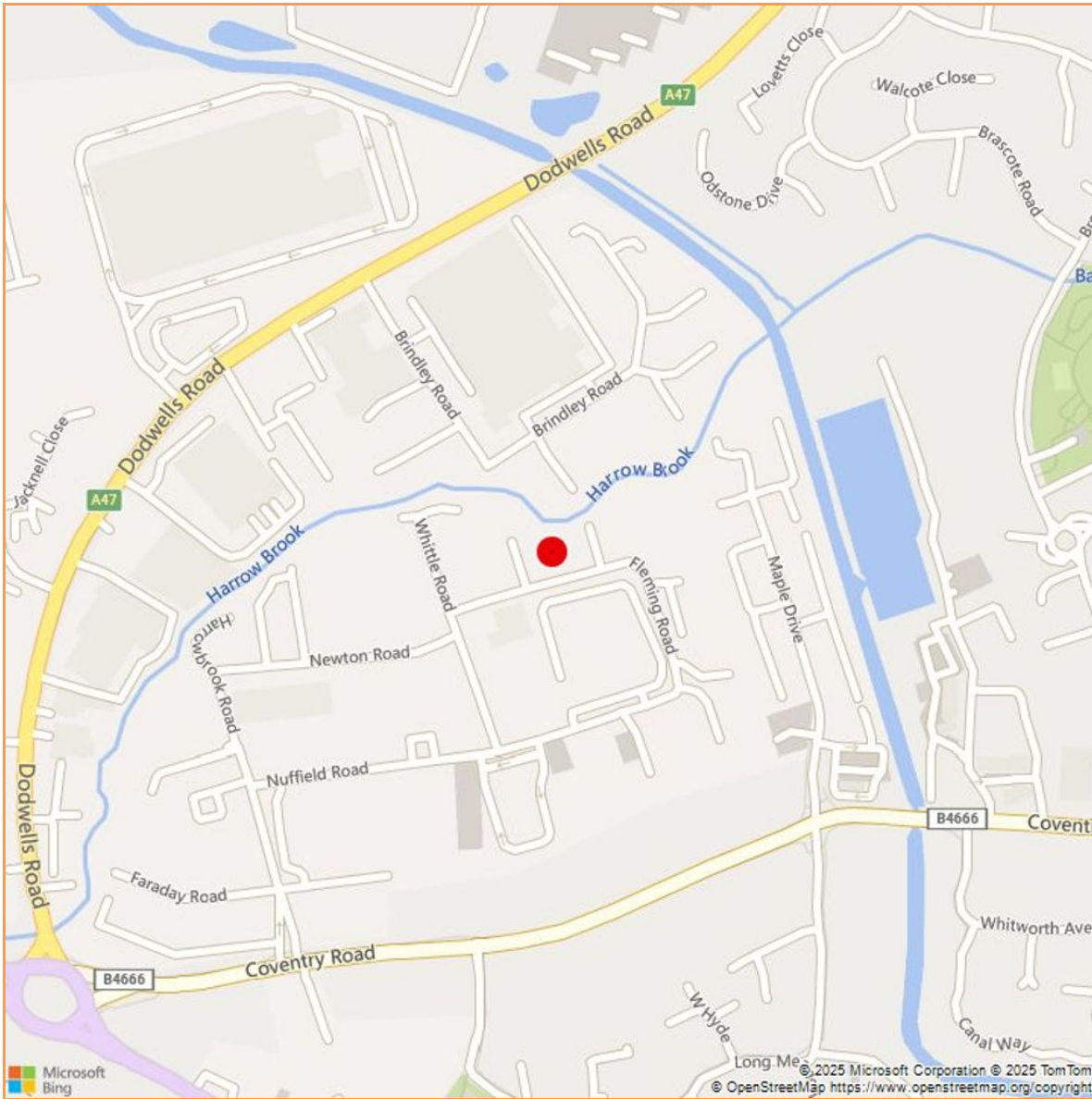
## NOTE RE: PLANS

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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