



## FOR SALE

### INDUSTRIAL FACILITY

Alexander House, Station Road,  
Market Bosworth, CV13 0PE

Long leasehold with 51 years  
unexpired



Versatile industrial accommodation to  
ground floor



Good quality office accommodation to  
first floor



17 car parking spaces



GIA - 8,251 sq ft (767 sq m)



## LOCATION

The subject property is situated on the Station Road Industrial Estate, Market Bosworth, which lies on the western fringe of the conurbation of Market Bosworth. The estate itself is bounded to its western elevation by the Battlefield Steam Railway line and the Ashby-de-la-Zouch Canal, whilst to its eastern elevation by residential dwellings forming part of the town. Adjacent occupiers on the estate comprise of a variety of industrial/commercial companies including engineers and dental technicians.

Market Bosworth is a historic town of considerable charm and character situated 13 miles to the west of Leicester and 7 miles north west of Hinckley lying at the heart of an area of particularly attractive countryside. The town, which is synonymous with the Battle of Bosworth, is traversed east to west by the B585, which crosses the A447 Hinckley to Coalville road approximately 1 mile to the east. Market Bosworth is an important rural service centre as well as being a tourist centre and a popular residential location.

## DESCRIPTION

The subject property comprises of a commercial/industrial building which was we understand was originally erected in 1984 and is constructed of brick being surmounted by a pitched tiled roof with steel elements.

Internally, the accommodation is arranged over two storeys with ground floor industrial accommodation comprising a mainly open plan area with ancillary WC and store facilities. The maximum working height is between 2.9m and 3.08m and there is electric roller shutter access to the front elevation. The first floor comprises predominantly office accommodation with a variety of open plan and executive offices, along with canteen, stores and WC facilities.

Externally, the property is enclosed by palisade fencing with double gates leading to a tarmac surfaced car park with 17 marked car parking spaces.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	4,136	384.23
First	Office	4,115	382.28
		8,251 Sq Ft	766.52 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property which benefits from electric 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:

Unit 1, 3 & 4 - £15,750  
Unit 2 - £4,700  
Unit 5a - £1,975  
Unit 5b - £2,100  
Unit 6 - £7,100

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The long leasehold interest in the subject property is available, subject to vacant possession, at an asking price of £525,000.

We understand the property is held leasehold for a period of 99 years from 10 November 1978 (approximately 51 years unexpired) at a current ground rent of £2,640 per annum. The Freeholder is Hinckley & Bosworth Borough Council.

## LEGAL COSTS

Each party to bear their own legal costs.

## 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.

## 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

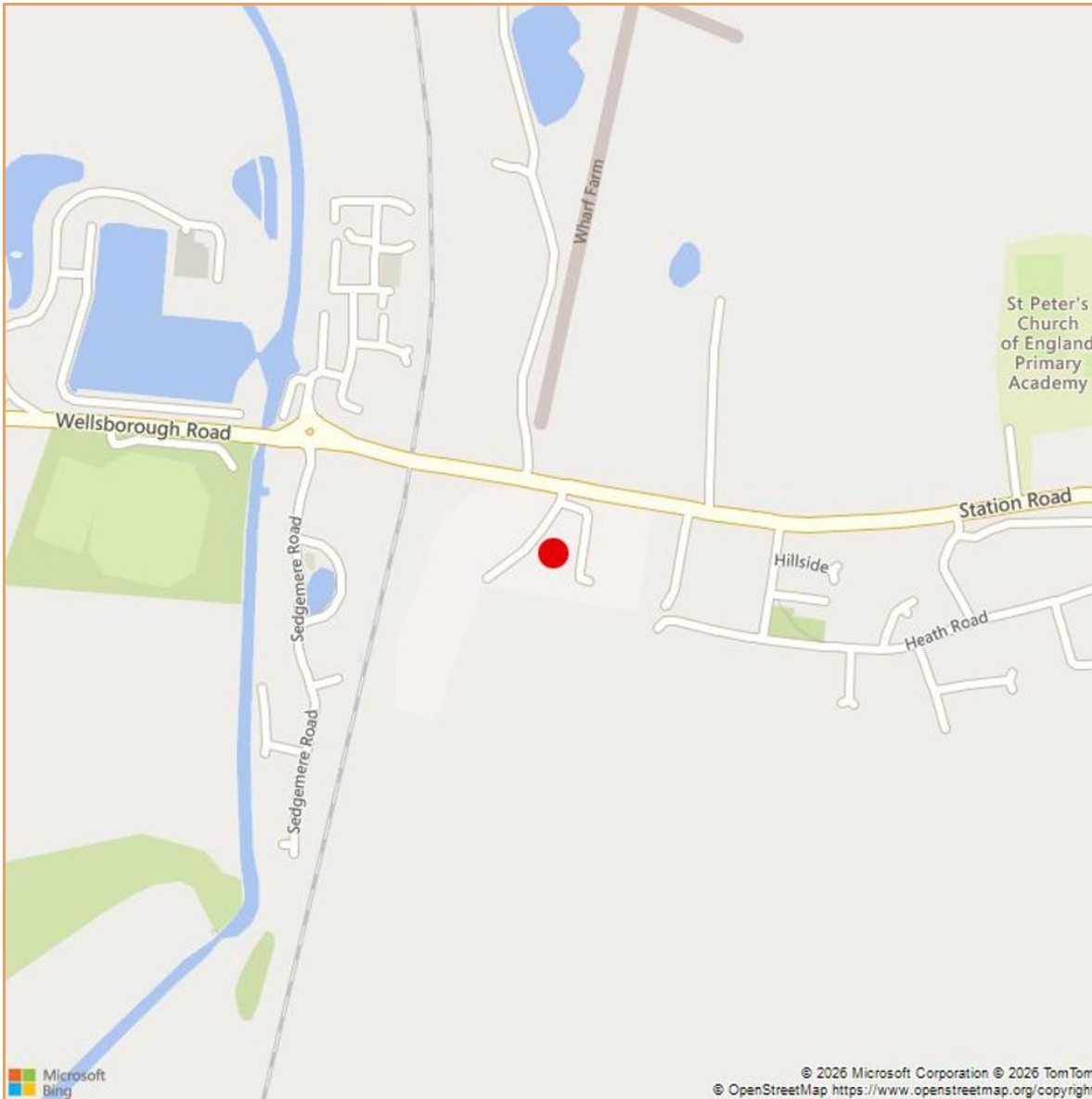
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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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