



## **TO LET**

### **FIRST FLOOR OFFICES**

W7 Silk Warehouse,  
Hinckley, LE10 1QH

Exceptional character office space in the heart of the Druid Quarter on the fringe of Hinckley town centre.



Comprising open-plan office space, meeting room, executive office and WC facilities.



Good access to local bus routes.



Car parking available nearby.



NIA - 860 sq ft (79.9 sq m)



## LOCATION

The Quarters comprise a mixed use development situated on the corner of Druid Street and New Street. The development comprises 36 residential units (houses & flats) and eight commercial units. There is pay and display car parking available on Druid Street, opposite from the property. Nearby commercial occupiers range from traditional textile industries, plumbers merchants and a builders workshop.

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. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

## DESCRIPTION

The subject property comprises first floor office premises, which are accessed via a communal ground floor entrance hall and stairs situated at the rear of the building. The Silk Warehouse itself is constructed of solid brickwork being surmounted by a pitched slate tiled roof and timber floors.

The unit comprises open-plan office space, meeting room, executive office and WC facilities. The offices are fitted out to a good standard to include fluorescent lighting and gas fired central heating.

## ACCOMMODATION

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

		SQ FT	SQ M
First	Offices	860	79.89
NIA Total		860 Sq Ft	79.89 Sq M

## SERVICES

We understand all mains services are connected to the property. Heating is provided by way of a gas fired central heating system.

## BUSINESS RATES

As a result of a web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: to be assessed.

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The office is available to let on a new effective full repairing and insuring lease by way of service charge at a commencing rental of £8,600 per annum exclusive. A service charge will be levied to cover the maintenance of the estate.

## LEGAL COSTS

As is standard, the ingoing tenants will be responsible for the landlord's reasonable legal costs incurred.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(75)

## 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.

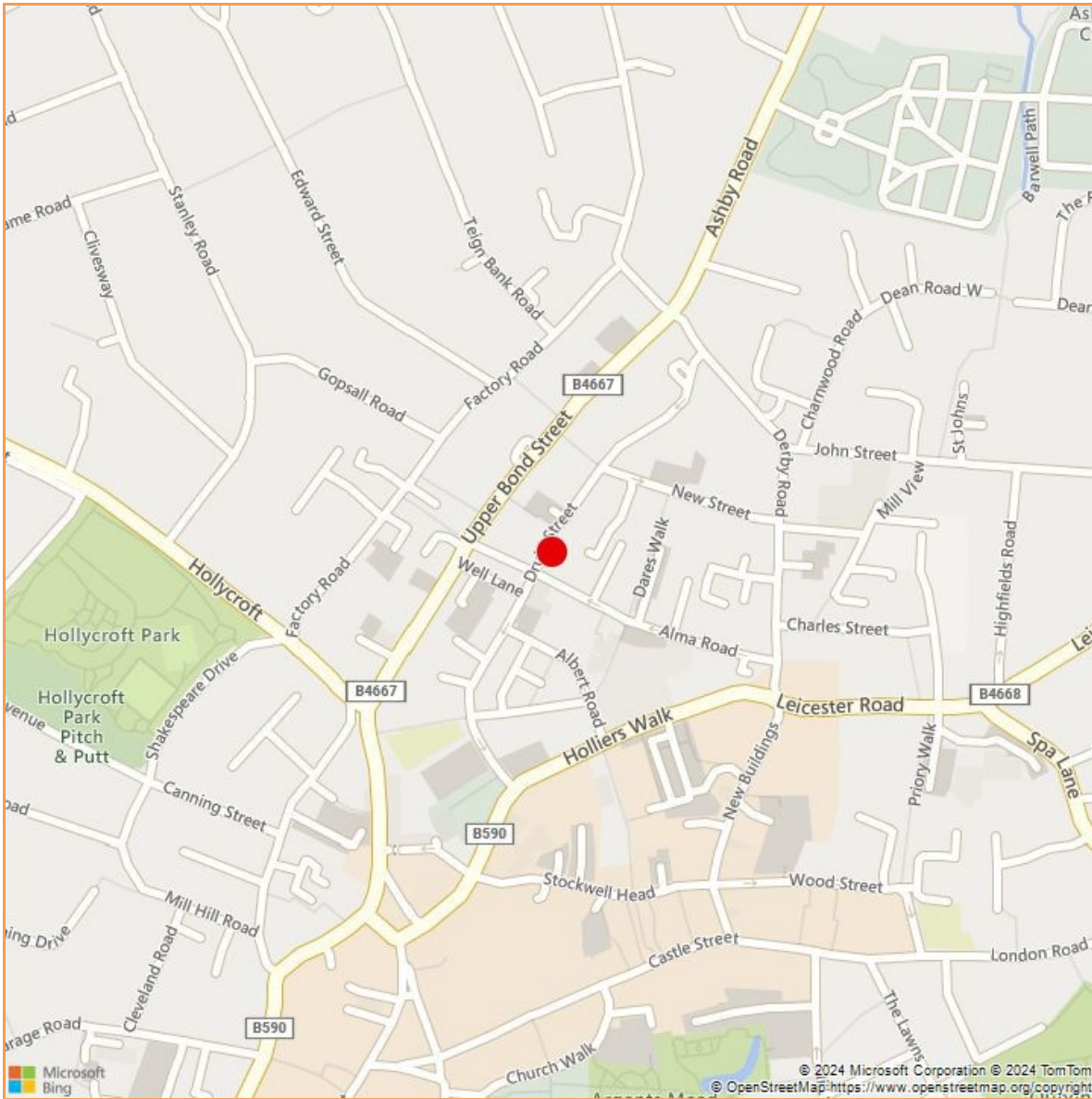
## NOTE RE: PLANS

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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