



TO LET

DETACHED HQ STYLE OFFICE BUILDING

Byron House, Keats Lane,
Earl Shilton, LE9 7DQ

Located on the fringe of Earl Shilton
with convenient access to the A47



High specification fit out including
fully air conditioned and self-
contained secure site



Open plan office, meeting room,
kitchen, store and WCs to each floor



13 car parking spaces



NIA - 1,880 sq ft (174.7 sq m) to 3,911 sq
ft (363.3 sq m)

LOCATION

The subject property is situated fronting on to Keats Lane, Earl Shilton close to the junction of Keats Lane and Hilltop and opposite Keats Close. The property itself is in a mixed commercial and residential area with a Hot Food Takeaway and restaurant in close proximity to the same. The subject property sits between two multi occupied factory premises and there is open countryside to the rear.

Earl Shilton is a busy small-town adjoining Barwell and lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance.

DESCRIPTION

The subject property comprises a two storey detached HQ style office building, located on the fringe of the popular town of Earl Shilton, with convenient access to the A47 and in turn Leicester city centre and the A5/M69.

Internally, the property is arranged over two floors and benefits from a high specification fit out comprising predominantly open plan office areas with two glass meeting rooms, fully fitted staff kitchen with seating area, ancillary stores and WC facilities (including disabled). The property benefits from perimeter trunking, suspended ceilings with inset LED lighting throughout, a Chubb monitored alarm system and a secure entry system with Maglock to front doors (video security to front door access from intercom on both floors).

Externally, the property benefits from 2 visitor parking spaces to the front and 11 parking spaces to the rear of the building in a secure compound, along with dusk illumination LED spotlights to car park and entire perimeter of the building. Additionally, there are security shutters to the front doors.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Offices	1,346	125.04
Ground	Kitchen	45	4.18
Ground	Storeroom	489	45.43
Ground	WC Facilities		
First	Offices	1,885	175.12
First	Kitchen	144	13.38
First	WC Facilities		
NIA Total		1,880 - 3,911	174.65 - 363.33
		Sq Ft	Sq M

SERVICES

We understand all mains services are connected to the subject property, which benefits from full air conditioning throughout and Nest controlled gas fired central heating to the ground floor.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Values for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Ground Floor: £10,500
First Floor: £11,250

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

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 £40,000 per annum exclusive. A service charge may be levied in respect of external repairs and maintenance.

Alternatively, the property could be available on a floor by floor basis at the following rentals:

Ground Floor - £23,500 pax
First Floor - £21,000 pax

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)

We are advised that the property is fully insulated and double glazed throughout.

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

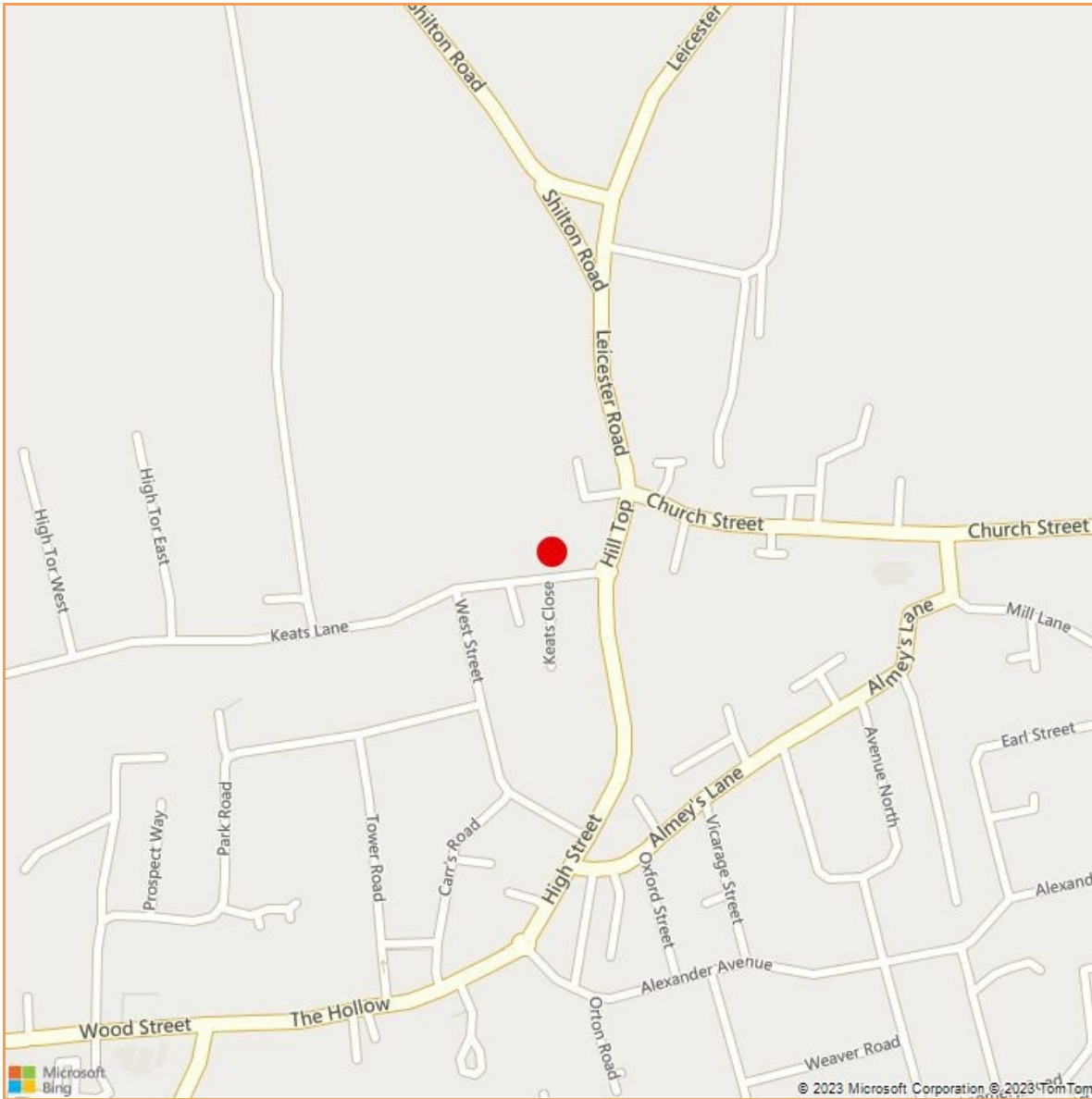
NOTE RE: MEASUREMENTS

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.





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