



TO LET

SEMI-DETACHED OFFICE BUILDING

17 Station Road,
Hinckley, LE10 1AW

Comprising a variety of open plan and executive offices



Ancillary kitchen, store and WC facilities



Four car parking spaces to the rear



UPVC double glazing and gas fired central heating



NIA - 1,569 sq ft (145.8 sq m)

LOCATION

The subject property is located on Station Road within Hinckley town centre, directly opposite from The Crescent shopping centre and bus station. Station Road is predominantly commercial in use with nearby occupiers including Haywards Architects, GS Solicitors, Headleys Solicitors, Elbow Room ale house and Mobility and Lifestyle mobility shop.

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 an attractive semi-detached office building in Hinckley town centre. The accommodation comprises a variety of open plan and executive offices, with ancillary kitchen, store and WC facilities. Additionally, there is a basement for storage. Externally, the property benefits from a car park to the rear, with car parking for approximately four vehicles.

The property benefits from a good specification to include gas fired central heating and UPVC double glazing.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Front Office	221	20.53
Ground	Rear Office	220	20.44
Ground	Store	30	2.79
Ground	Store	144	13.38
Ground	Kitchen	78	7.25
Ground	Lobby	30	2.79
First	Front Office	225	20.9
First	Meeting Room	69	6.41
First	Rear Office	202	18.77
First	Office	78	7.25
First	Office	77	7.15
Basement	Storage	196	18.21
NIA Total		1,569 Sq Ft	145.76 Sq M

SERVICES

We understand all mains services are connected to the subject 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: £8,700

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 of years to be agreed, at a commencing rental of £14,000 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 - E(114)

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.

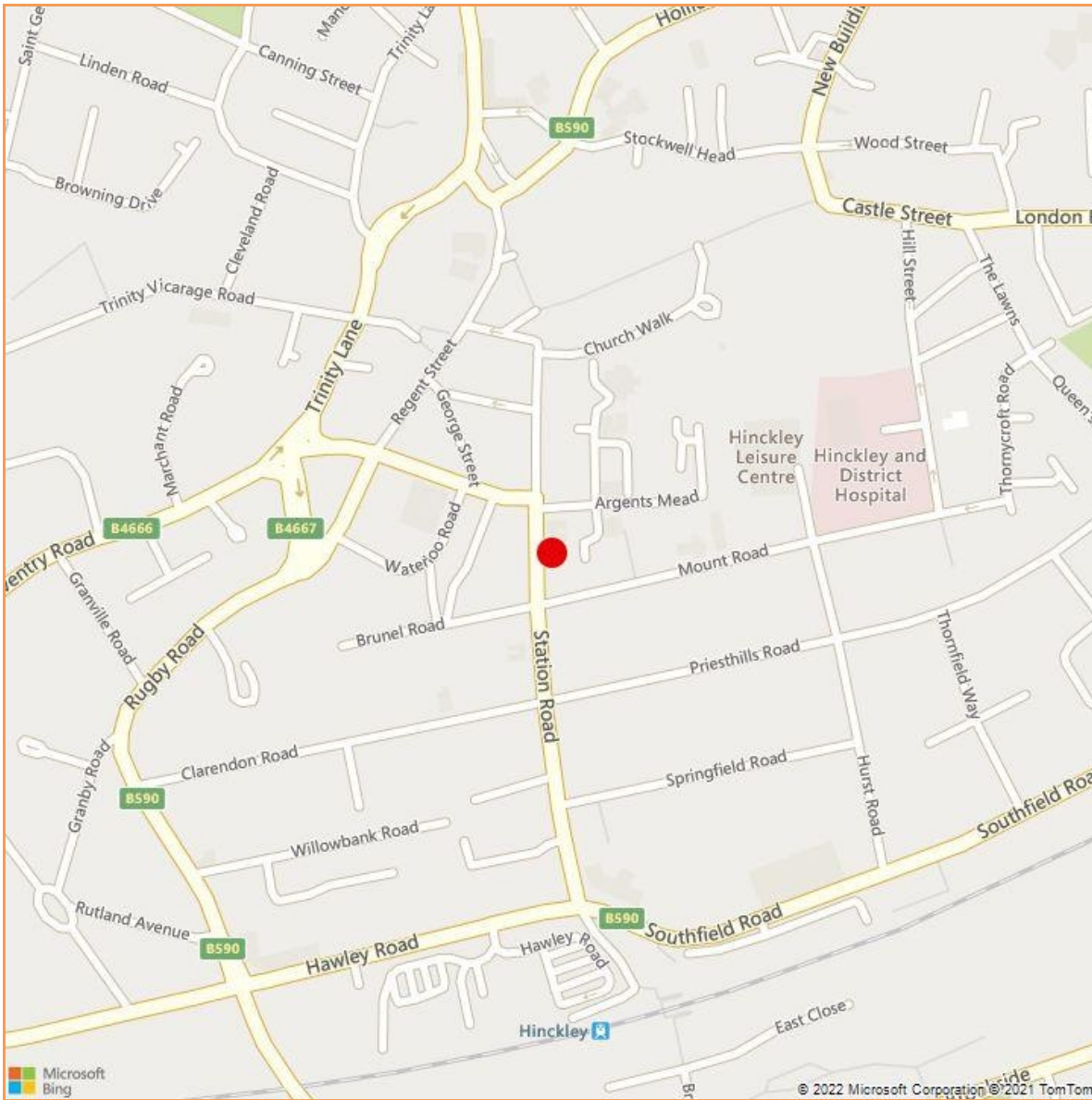
NOTE RE: PLANS

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). We strongly





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