



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£12,500 Per annum

UNIT 5, R & D BUILDING FORMER
TRIUMPH MOTORCYCLE WORKS
HINCKLEY
LE10 3BS

- Approx 1,375 sq ft
- Viewing recommended
- Good motorway links
- Secure site

LOCATION

The Property is situated on Jacknell Road, accessed via Dodwells Road and the A5. Hinckley is located just 16.5 miles from Leicester and 19.5 miles from Coventry with excellent access to J1 of the M69, which is located approximately 3 miles from the A5.

DESCRIPTION

The Property is a single storey warehouse/storage unit. The unit benefits from roller shutter access, 3 phase electricity, concrete floor, WC facilities & manned security with 24-7 access and secure parking. The warehouse has a disabled access WC and a small kitchen area with hot water facility. Roller shutter is 2m wide by 3m height.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.
Warehouse/Storage - 1,375 Sq Ft

Eaves height 4.16m
Ridge 4.71m

SERVICE CHARGE INFORMATION

The property is subject to a service charge. Further details to be provided on request.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, Unit 5 has an 1st June 2021 Rateable Value of £7,500.00. However, the Rateable Value from 1 April 2023 will be £8,100.00. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property is currently being refurbished and therefore an EPC will be available once the Property is completed.

TERMS

arrangements will be considered.

VAT

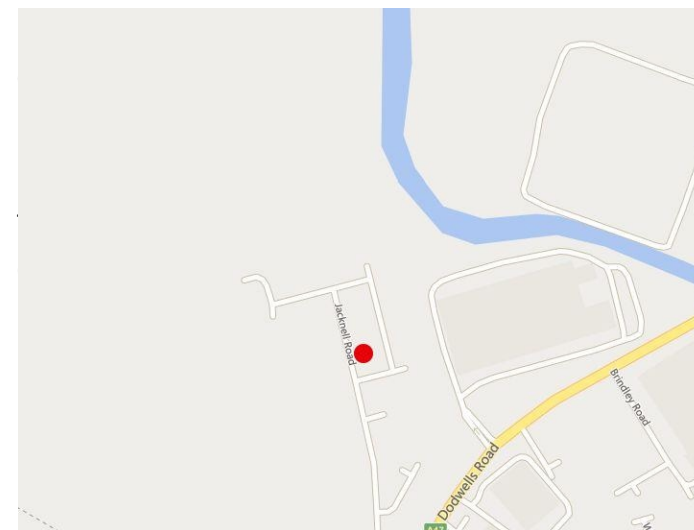
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

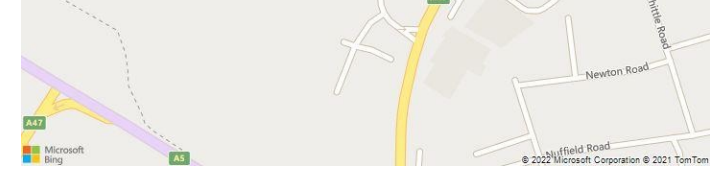
Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider,



The Property is to be let by way of a new business lease with terms to be agreed between the parties. Flexible letting





SUBJECT TO CONTRACT Disclaimer:

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