

MODERN SINGLE STOREY  
FACTORY/WAREHOUSE UNIT

TO LET

**UNIT 1 KNIGHTS COURT  
BRINDLEY ROAD  
DODWELLS BRIDGE IND EST  
HINCKLEY  
LEICESTERSHIRE**



COMMERCIAL

- Total Gross Internal Floor Area 314.9m<sup>2</sup> (3390ft<sup>2</sup>)  
Including Two Storey Offices
  - 5.50m (18' 0") Eaves Height
  - Gas Heating 3-Phase Electrics
- On Site Car Parking Loading/Turning Apron
- Readily Accessible to National Motorway Network

**Commercial Property Consultants**

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## **LOCATION**

Located on the Dodwells Bridge Industrial Estate approximately 2½ miles south west of Hinckley Town Centre and adjacent to the Hinckley Northern Perimeter Road (A47), providing excellent access to the A5 and via the M69 (junction 2) linking the M1 (junction 21) at Leicester and M6 (junction 2) at Coventry to the major regional and national centres.

Coventry	13 Miles
Leicester	14 Miles
Birmingham	32 Miles
National Exhibition Centre	23 Miles
Birmingham International Airport	25 Miles

**NB. Travel distances are approximate**

## **DESCRIPTION**

The premises comprise an end terrace single storey factory/warehouse unit, constructed around a steel portal framework, providing an eaves height of approximately 5.50m (18' 0"). Enclosing walls are raised to part height in cavity facing brickwork/blockwork with coloured profiled steel cladding over, lined and insulated internally. The roof is similarly clad with double skin translucent roof lights, providing daylighting. The floors are laid in reinforced concrete with power floated finishes.

Direct loading access is provided by a chain operated roller shutter door 3.00m (9' 10") wide x 4.00m (13' 2") high on the frontage.

Two storey offices are formed out at the front of the unit to include tea preparation facilities and both male and female toilet accommodation. The office areas are fitted out to include suspended tile ceilings incorporating inset fluorescent lighting panels, carpeted floors and window blinds.

The site includes concrete surfaced car parking and loading/turning aprons.

## **ACCOMMODATION**

### **Ground Floor**

Reception, Office, Tea Preparation

Male and Female WCs, Factory/Warehouse 259.0m<sup>2</sup> (2788ft<sup>2</sup>)

### **First Floor**

Offices (including void over staircase 12.1m<sup>2</sup> (130ft<sup>2</sup>)) 55.9m<sup>2</sup> (602ft<sup>2</sup>)

**Total Gross Internal Floor Area 314.9m<sup>2</sup> (3390ft<sup>2</sup>)**

**NB. All dimensions and floor areas are approximate.**

## **SERVICES**

All mains services are connected including gas and both single and three phase electricity supplies. Space heating to the factory/warehouse area is provided by a floor standing gas fired blower heater. A separate gas fired wet heating system is installed in the offices.

## **RATING ASSESSMENT**

Rateable Value : £14,750

## **LEASE**

The premises are offered to let on an effectively full repairing and insuring form of Lease for a term to be agreed based on multiples of three years and with provision for upwards only three yearly rent reviews.

**RENT**

**£13,175 Per Annum Exclusive**

**COSTS**

The ingoing Tenant will be required to discharge the Landlord's reasonable legal costs and disbursements including VAT thereon in connection with the grant of the Lease together with the stamp duty payable (if any) on the Counterpart thereof.

**VALUE ADDED TAX**

Value Added Tax is payable on the rent and all other payments due under the lease.

**VIEWING**

By arrangement through the Sole Agents.

**MISREPRESENTATION ACT 1967**

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