

FACTORY/WAREHOUSE UNIT

TO LET
By Way of Assignment

UNIT 1 VENTURE COURT DODWELLS ROAD HINCKLEY LEICESTERSHIRE



- **Total Gross Internal Floor Area 797.6m² (8585ft²)
Including Two-Storey Air Conditioned Offices
442.1m² (4759ft²)**
- **Gas Heating** • **Single and Three Phase Electrics**
 - **Eaves Height 5.50m (18' 0")**
- **Shared Service Yard and Ample Car Parking**
- **Readily Accessible to A5 and Motorway Links**

LOCATION

Hinckley Town Centre adjacent to the Hinckley Northern Perimeter Road (A47) linking with the A5 south of Hinckley at Dodwells Bridge. The estate is well placed for access to the principal traffic routes including M69, M6, M1 and M42 motorways providing excellent communication links to the major regional and national centres.

Leicester	14 miles	M6 (junction 2)	8 miles
Birmingham	32 miles	M69 (junction 1)	3 miles
Coventry	13 miles	M42 (junction 10)	12 miles
Nuneaton	4 miles	M1 (junction 21)	11 miles
National Exhibition centre	23 miles	East Midlands Nottingham Airport	30 miles
		Birmingham International Airport	25 miles

NB. All mileages are approximate

DESCRIPTION

A modern single storey factory/warehouse unit of steel portal framed construction with external walls raised to part height in cavity facing brickwork/concrete blockwork and thereafter clad in profiled metal sheeting, insulated and lined internally. The roof is similarly clad with translucent roof lights providing daylighting.

The ground floors throughout are laid in concrete with power floated and painted finishes.

Chain operated glass fibre slide over or roller shutter doors provide direct loading access from the service yard at the rear.

The height measured internally to the underside of the eaves is 5.50m (18' 0").

Recently refurbished two storey offices are formed out at the front of the unit providing air conditioned and double glazed accommodation which is otherwise fitted out to include suspended tile ceilings incorporating inset fluorescent lighting panels, perimeter wall trunking, carpeted floors and window blinds.

A shared concrete surfaced service yard provides loading access and ample car parking.

ACCOMMODATION

Ground Floor

Offices	225.8m ²	(2431ft ²)
Factory/Warehouse	324.7m ²	(3495ft ²)
Store	30.8m ²	(331ft ²)
	<u>581.3m²</u>	<u>(6257ft²)</u>

First Floor

Offices	<u>216.3m²</u>	<u>(2328ft²)</u>
	797.6m ²	(8585ft ²)

TOTAL GROSS INTERNAL FLOOR AREA 797.6m² (8585ft²)

Ten car parking spaces with additional visitor parking available.

NB. All dimensions and floor areas are approximate.

SERVICES

All mains services are connected or available including single and three phase electricity supplies complete with power and sodium/fluorescent lighting installations.

Space heating to the factory/warehouse area is provided by floor mounted gas fired blower heaters with a combination of a gas fired wet heating system, electric heating and air conditioning provided to the office areas.

Fire warning and emergency lighting systems are also installed.



RATING ASSESSMENT

To be re-assessed on occupation.

LEASE

The premises held on a ten year full repairing and insuring lease expiring 23rd September 2013 with provision for "upwards only" five yearly and penultimate day rent reviews. **The rent passing following review in 2008 is £25,000 per annum exclusive.**

ASSIGNMENT

Premium offers based on **£75,000** are invited for the unexpired leasehold interest.

SUB-LEASE

Alternatively the premises are available by way of a sub lease for a term to be agreed at a commencing rent of **£39,500 per annum exclusive.**

COSTS

The ingoing tenant will be required to discharge our client's reasonable legal costs and disbursements including VAT thereon and stamp duty (if any) incurred in connection with the transaction including all costs involved in obtaining Landlords consent and formal Licence.

VALUE ADDED TAX

All considerations relating to this transaction are expressed exclusive of any Value Added Tax that may be payable.

VIEWING

By arrangement through the Sole Agents.

Page 3 of 3

SJF.UA.1 Venture Court 170409

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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