

FACTORY/WAREHOUSE PREMISES

TO LET

**NUFFIELD ROAD/WHITTLE ROAD
HARROWBROOK INDUSTRIAL ESTATE
HINCKLEY
LEICESTERSHIRE**



•Total Gross Internal Floor Area 1014.9m² (10,924ft²)
Including Mezzanine 203.7m² (2193ft²)

•High Quality Offices

•Secure Hard Surfaced Yard

•Eaves Height 6.00m

•Gas Heating

•3-Phase Electrics

•Readily Accessible to A5 & M69 (Junction 1) Motorway

Commercial Property Consultants

3 The Horsefair • Hinckley • Leicestershire • LE10 0AN

Telephone: (01455) 251535 Fax: (01455) 635320

Website: www.faulknerandcompany.co.uk

Email: commercial@faulknerandcompany.co.uk



INVESTOR IN PEOPLE



COMMERCIAL

LOCATION

The premises occupy a prominent corner position at the junction of Nuffield Road and Whittle Road on the Harrowbrook Industrial Estate approximately two and half miles south west of Hinckley Town Centre and otherwise well placed for access to the principal traffic routes and motorway network.

Junction 1 of the M69 motorway is within two and half miles providing excellent communication links via the M1 (junction 21) at Leicester and the M69 (junction 2) at Coventry to the major regional and national centres.

Nuneaton	4 miles	Coventry	13 miles
Leicester	14 miles	Birmingham	32 miles
National Exhibition centre	23 miles	Birmingham International Airport	25 miles

NB. Journey times and travel distances are approximate

DESCRIPTION

Modern single-storey factory/warehouse premises of steel portal framed construction with enclosing walls raised part height in cavity facing brickwork/concrete blockwork and otherwise clad in insulated double skin profiled metal sheeting. The roof is similarly clad with double skin translucent roof lights providing daylighting.

The floor throughout is laid in reinforced concrete with power floated and painted finishes.

The height measured internally to the underside of the eaves is 6.00m.

Loading access is provided by an electrically operated roller shutter door (4.50m wide x 5.00m high).

Additional production space/storage is provided at mezzanine level.

Two-storey integral offices are formed out at the front of the unit finished to a high quality specification with UPVC sealed unit double glazing, suspended tile ceilings incorporating inset fluorescent lighting panels and hardwood faced doors. The accommodation is otherwise fitted out to include carpeted floors and window blinds.

To the side is a secure hard surfaced yard providing loading access and car parking.



ACCOMMODATION

Ground Floor

Entrance Lobby, Reception,
General Office, 2 Private Offices,
Kitchen, Female and Male/Disabled WCs
Canteen and Workshop
Factory/Warehouse

673.80m² (7,253ft²)

First Floor

Board Room, Storage

137.33m² (1,478ft²)

Mezzanine

Production Space/Storage

203.72m² (2,193ft²)

Total Gross Internal Floor Area

1014.85m² (10,924ft²)

NB. All dimensions and floor areas are approximate.



SERVICES

All mains services are connected including gas and both single and three phase electricity supplies complete with lighting and power installations.

Space heating to the factory/warehouse is provided by two overhead gas fired warm air heaters. A separate gas fired wet heating system is installed in the offices.

A security alarm together with fire warning and emergency lighting systems are also installed.

RATING ASSESSMENT

The premises are included in the 2010 Rating List at Rateable Value £35,500.

LEASE

The premises are offered to let on a full repairing and insuring form of lease for a term to be agreed with provision for upwards only three yearly rent reviews.

RENT

£39,500 Per Annum Exclusive

COSTS

The ingoing tenant will be required to discharge the landlords 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

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.

SJF.UA.K2 Nuffield Road 170810

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are or are intended to be statements or representations of fact or opinion by either the vendor or Faulkner and Company Commercial Limited or its employees or agents. Neither Faulkner and Company Commercial Limited nor its employees or agents are authorized to make or give any representations, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to their not having been let, sold or withdrawn and Faulkner and Company Commercial Limited will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.