

FIRST FLOOR OFFICES  
WITH CAR PARKING

TO LET

**5A REGENT COURT  
REGENT STREET  
HINCKLEY  
LEICESTERSHIRE**



**FAULKNER  
& COMPANY**  
COMMERCIAL



- **Total Net Internal Floor Area 36.8m<sup>2</sup> (397ft<sup>2</sup>)**
- **One Parking Space**
- **Town Centre Location**
- **Convenient for Bus and Railway Stations**

**Commercial Property Consultants**

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INVESTOR IN PEOPLE



**COMMERCIAL**

First floor offices centrally located close to the Market Place and primary shopping area. Public car parking is available nearby and the premises are convenient for public transport facilities including the Railway Station.

#### **ACCOMMODATION**

Approached from an external staircase the accommodation is arranged on first and second floors as follows:

|   |  |
|---|--|
| <b>First Floor</b>                                  |  |
| General Office (measured overall stud partitioning) | 23.4m <sup>2</sup> (252ft <sup>2</sup> ) |
| Private Office                                      | 10.0m <sup>2</sup> (108ft <sup>2</sup> ) |
| Tea Point & WC                                      |  |
|   | <hr/>                                    |
|   | 33.4m <sup>2</sup> (360ft <sup>2</sup> ) |
| <br><b>Second Floor</b>                             |  |
| File Store  | 3.4m <sup>2</sup> ( 37ft <sup>2</sup> )  |

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

#### **CAR PARKING**

The premises will include one car parking space off Blockley's Yard at the rear, with access from Trinity Lane.

#### **RATING ASSESSMENT**

The premises are included in the 2010 Rating List at Rateable Value £1,750.

#### **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**

**£3,250 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.5A Regent Court 151110

**SUBJECT TO CONTRACT**

#### **MISREPRESENTATION ACT 1967**

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