

FIRST FLOOR OFFICE SUITE

TO LET

SUITE 2 7 CASTLE STREET HINCKLEY



• Total Net Internal Floor Area 138.5m² (1491 ft²)

• Car Parking Available

• Prominent Town Centre Location

• Suspended Ceilings

• Electric Heating • Double Glazing

• Door Entry System

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

Modern first floor suite of offices occupying a prominent town centre location fronting Hinckley's primary pedestrianised retail area and convenient for the main town centre car parks including multi storey facilities in Britannia Centre nearby.

Hinckley is otherwise well placed for access to the principal traffic routes including the M69 motorway (junction 1) providing excellent communication links via the M1 (junction 210 at Leicester and the M6 (junction 2) at Coventry to the major regional and national centres.

Hinckley Railway Station provides a main line service to Leicester (20 minutes), Nuneaton (7 minutes) and Birmingham New Street (45 minutes). There is an Inter-City service from Nuneaton to London - Euston (1 hour 30 minutes) and from Leicester to London St Pancras (1 hour 30 minutes).

NB. All travel distances and journey times are approximate.

ACCOMMODATION

Approached from a communal entrance fronting Castle Street the accommodation is partitioned out to form six offices and provides a **net internal floor area of 138.5m² (1491ft²)** together with male and female WCs and tea point.

NB. All dimensions and floor areas are approximate.

CAR PARKING

One car parking space will be available on separate licence. Details on request.

RATING ASSESSMENT

To be re-assessed on occupation.

LEASE

The premises are available on an effectively full repairing and insuring form of Lease for a term to be agreed with provision for upwards only rent reviews. A service charge will be levied to cover the Landlords costs incurred in maintaining, repairing and decorating the main building fabric and common parts and in servicing and administering the building generally including Landlords management charges.

RENT

£7,500 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.

SJF.UA.7 Castle St (Suite 2) 140211

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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