

Distribution / Manufacturing Unit TO LET.



*Unit 2 Logix Park, Logix Road, Hinckley, Leicestershire LE10
3BQ.
59,762 SQ FT (5,551.98 SQ M).*



PROPERTY SUMMARY.

The property comprises a substantial industrial warehouse of steel portal frame construction over two bays with a barrel vaulted roof and cladded side elevations. The property benefits from the following specification:

- 3 dock level and 2 level access loading doors
- 8.0m minimum clear height.
- LED lighting to the warehouse
- Two storey offices
- Welfare facilities
- Secure self contained gated yard area
- Generous on site car parking facilities



LOCATION.

Hinckley Commercial Park is a prime distribution location, situated on the A5 trunk road, some 2 miles west of Hinckley and 2 miles from J1 M69. The M69 provides motorway access to the M1 at Leicester and the M6 at Ansty. Local occupiers include Triumph, DPD and Syncreon Technology.



FLOOR AREA.

We have been provided with the following GIA floor areas which are as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Ground Floor		
Warehouse	50,510	4,692.52
Ground Floor Office	5,171	480.44
First Floor		
First Floor Offices	4,080	379.02
Total	59,761.54	5,551.98

TERMS.

The premises are available by way of a sub-lease or assignment alternatively the property is available on new fully repairing and insuring lease terms for a term to be agreed.

RENT.

On application

SERVICES.

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC.

Available upon request.

RATEABLE VALUE.

The unit has a rateable value of £302,500

LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

VAT.

VAT may be payable on any transaction at the prevailing rate.



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LANDMARK INFORMATION Plotted Scale - 1:2250. Paper Size - A4

Contact.

For further information, or to arrange a viewing, please contact the Industrial Agency Team:

JAMES CLEMENTS

+44 121 233 6460

+44 7436 165 015

james.clements@knightfrank.com

ED KENNERLEY

+44 121 233 6461

+44 7972 187 779

edward.kennerley@knightfrank.com

CHARLES SHEPHARD

+44 121 233 6431

+44 07976 666 061

Charles.shephard@knightfrank.com

BEN FARWELL

+44 121 233 6441

+44 7814 294 325

ben.farwell@knightfrank.com

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VAT: The VAT position relating to the property may change without notice.

Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

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[Particulars dated [14/09/2022]. Photographs and videos dated [14/09/2022].]

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