



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£75,000 Per annum

AIRAMA HOUSE, WHEATFIELD WAY
HINCKLEY
LE10 1YG

- Approx 9,946 sq ft GIA
- High Specification
- Good motorway links

LOCATION

The property is situated on Wheatfield Way, accessed via Normandy Way (A47) and the A5. Hinckley is located just 16.5 miles from Leicester and 19.5 miles from Coventry with excellent access to Junction 1 of the M69, which is located approximately 3 miles from the A5.

DESCRIPTION

The Property is a portal frame, detached warehouse facility with a high specification, two-story office section. Internally, the property benefits from an attractive and spacious reception area and staircase, with office space benefitting from raised floors, incorporating power and data connections, suspended ceilings with Category II style fluorescent lighting and low energy spotlights. The office areas also benefits from ducted air conditioning, toilet and kitchen facilities on both the ground and first floor levels, fire alarm, intruder alarm and Paxton style security access system. The warehouse area benefits from a concrete floor, gas warm air system, high bay halogen style lights, destratification fans, 10% translucent roof lights and a floor to haunch height of 6.86 meters and electric roller shutter door to the side elevation. The current tenant has fitted a large proportion of the warehouse as additional single story office accommodation however this office space will be removed during their dilapidation works.

Externally, the property has a tarmacked

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

Ground floor area of 704.35 Sq. M (7,582 Sq. Ft) including warehouse, office and WC facilities with further first floor office, kitchen and storage areas of 219.69 Sq. M (2,365 Sq. Ft). This equates to a total GIA of 924.0 Sq. M (9,946 Sq. Ft).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, Airama House has an April 2017 Rateable Value of £43,750. Interested parties are advised to speak with Hinckley & Bosworth Council for further information.

EPC

An EPC has been commissioned and will be available upon request.

TERMS

The Property is to be let by way of a new full repairing and insuring lease with terms to be agreed between the parties.

VAT

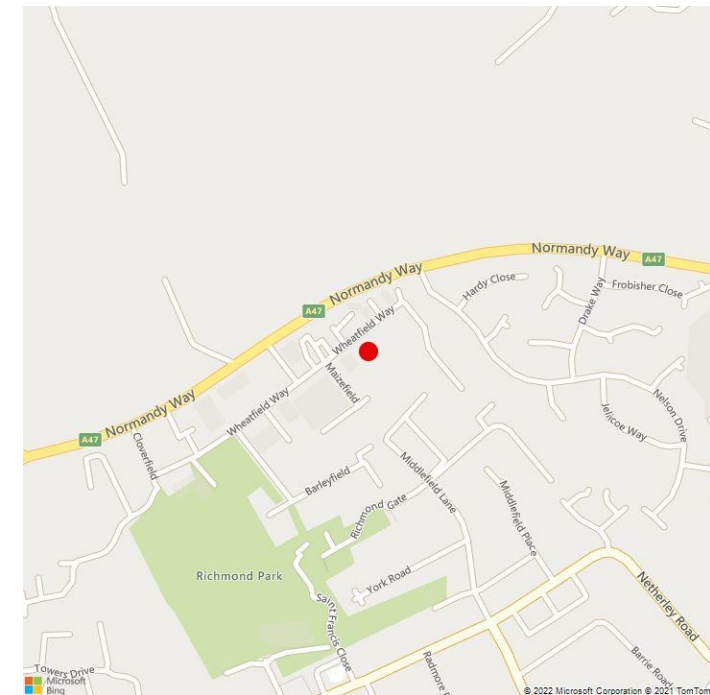
The Property is opted to tax. Therefore VAT is chargeable in addition to the Rent.

LEGAL COSTS

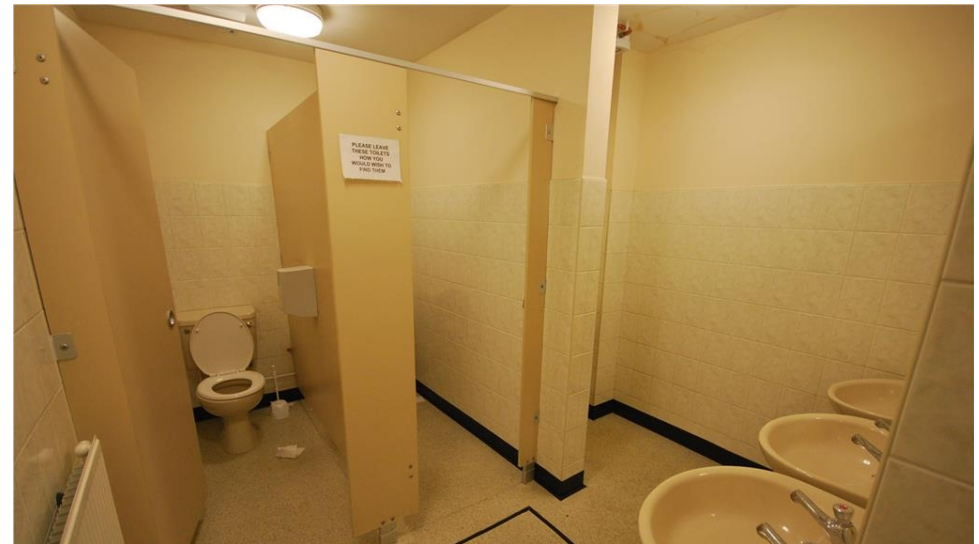
Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



yard, providing access to the warehouse and car parking facilities for approximately 30 car parking spaces.



SUBJECT TO CONTRACT Disclaimer:

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