



TO LET

£3,230,000 Per annum

HINCKLEY 340, HINCKLEY PARK
HINCKLEY
LE10 3JA

- Industrial Unit 340,000 sq ft
- 2 MVA plus additional 5.5 MVA available
- Available for B1/B2 and B8 uses
- 54 HGV Parking Spaces

LOCATION

Hinckley Park is strategically located adjacent to the M69 and 6.5 and 9.5 miles from the M6 and M1 respectively. The park is just a short drive from Leicester and Coventry and within an hour's drive of Birmingham and East Midlands Airports and BIFT and Hams Hall railports.

DESCRIPTION

Hinckley Park provides occupiers with an outstanding opportunity to relocate their business to the regions premier manufacturing destination. Located on the border of the East and West Midlands, the park provides direct accessibility to suppliers, skilled labour and the Midlands supply chain.

305 Parking Spaces

54 HGV parking spaces

50m yard depth

30 dock doors

2MVA plus additional 5.5 MVA available

50Kn/M2 floor loading

15m haunch height

4 level access doors

14k grade A office space

ACCOMMODATION

Hinckley 340 offers an industry leading specification including 15m haunch height, 50m yard depth and 2 storey HQ style offices. The unit will be delivered as Net Zero carbon in construction and is designed to be Net Zero ready.

BUSINESS RATES

Interested parties are advised to speak with the Local District Council for further information.

EPC

Hinckley Park has a target EPC rating of "A". This is to be assessed upon completion.

TERMS

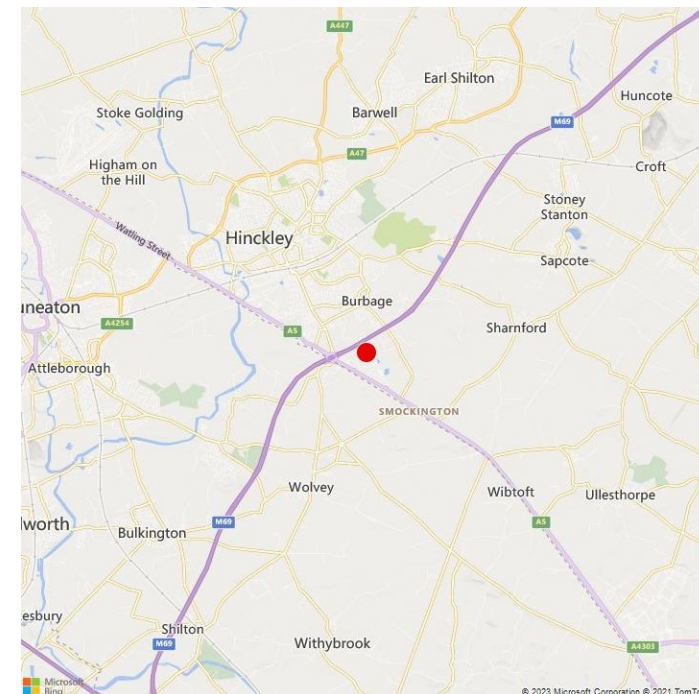
The property is to be let by way of a new business lease with terms to be agreed between the parties.

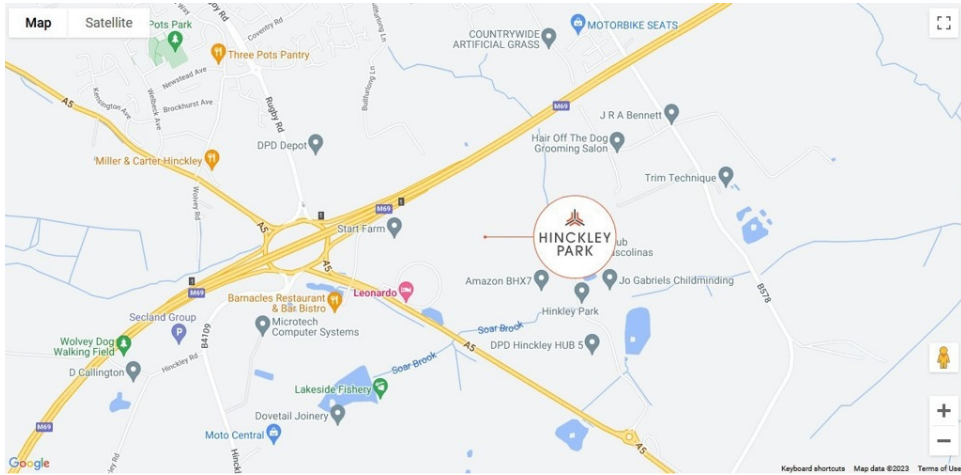
LEGAL COSTS

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" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated February 2023

