



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**TO LET**

£63,000 Per annum

FORMER TRIUMPH MOTORCYCLE WORKS,  
WAREHOUSE 7A  
HINCKLEY  
LE10 3BS

- Unit 7a - 7,876 sq. ft. GIA
- Good motorway links
- Excellent car parking

## LOCATION

The Property is situated on Jacknell Road, accessed via Dodwells Road and the A5. Hinckley is located just 16.5 miles from Leicester and 19.5 miles from Coventry, with excellent access to J1 of the M69, which is approximately 3 miles from the Property.

## DESCRIPTION

A modern warehouse unit with good eaves height of approximately 6.0m to haunch, full height electric roller shutter door, roof lights and 3 phase power.

## ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice. The GIA is 7,876 sq. ft. (731.68 sq. m).

## SERVICE CHARGE INFORMATION

An annual service charge is applicable to the property at a rate of £0.50p per square foot.

## BUSINESS RATES

The specified rent does not include Business Rates, as they are applicable in addition to the quoted rental amount.

## EPC

This Property has an EPC rating of E 124

## TERMS

The Property is available on a short term business lease with terms to be agreed between the parties.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent.

## SERVICES

Utility bills are not included in the rent and are to be paid separately by the tenant. The landlord will calculate an apportioned amount, specifying the tenant's share based on factors such as usage and/or square footage.

## VIEWINGS

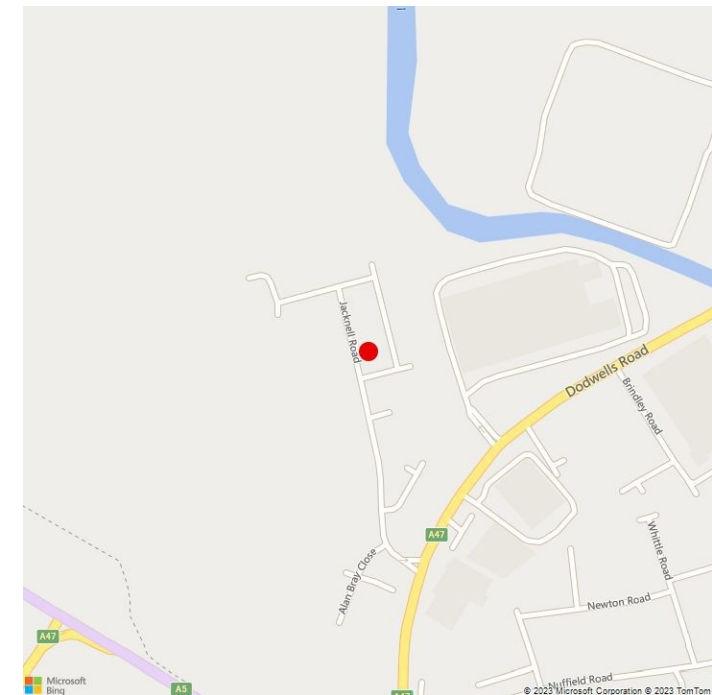
Contact Wells McFarlane 01455 559 030

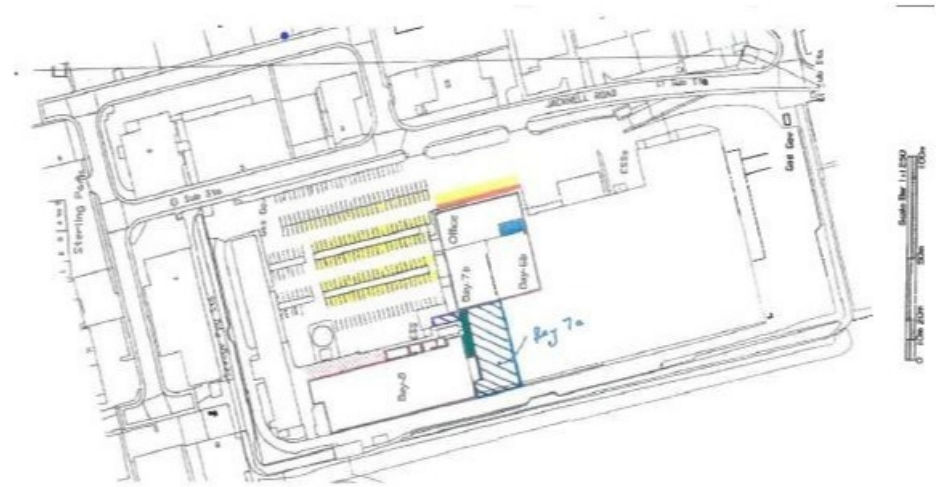
## LEGAL COSTS

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.





**SUBJECT TO CONTRACT Disclaimer:**

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Particulars Dated February 2024

