



HOWKINS &  
HARRISON

To Let

First Floor Office Suite

21 Brindley Road, Dodwell's Bridge Ind. Estate, Hinckley LE10 3BY

- First Floor Office Suite in a newly constructed office building
- Fully fitted kitchen
- Air conditioning
- Ample Parking on site
- Located at the end of Brindley Road within a secure site.
- Inclusive of all bills

# First Floor Office Suite in a newly constructed office building within a secure site located at the end of Brindley Road.

## Description

The property comprises a brick built two storey detached office building having a smooth rendered frontage to the first floor elevations and surmounted by a mono-pitched roof. The building has excellent natural light by way of large aluminium powder coated double glazed windows to all the elevations and having glazed windows to the full height at ground and first floors. The office building is accessed through the main site electric security gates.

The first floor office suites comprise of two separate office areas having carpet flooring with painted plaster walls and suspended acoustic tiled ceiling with LED lights and double glazed powder coated aluminium framed windows and dado rail height perimeter trunking.

Located along the landing is the kitchen area comprising altro non slip floor with painted plaster walls and suspended acoustic tiled ceiling with LED lights, base and wall units housing an integral dishwasher and stainless steel drainer unit and double glazed powder coated aluminium framed windows, and male and female WCs.

To the front and side of the property is ample car parking.

We have measured the property in accordance with the RICS Guide to Measuring Practice 6<sup>th</sup> Edition and can confirm the following approximate gross internal areas:

Description	SQ Metres	SQ Feet
Office 1	35.94	386
Office 2	15.52	167
Kitchen	4.35	46
Landing & WCs	21.37	230
<b>Total</b>	<b>77.18</b>	<b>831</b>

Hinckley is the second largest town in Leicestershire with a population of approximately 45,249 as at the 2011 Census. It sits an equal distance between Coventry and Leicester. Its location close to the arterial routes including the M69, M1 and A5 make it easily accessible and popular with business and investors alike.

## Price

£18,000 per annum exclusive

## Tenure

Available by way of an internal repairing lease.

## Utilities

We are advised that all mains services are connected to the property, including electricity, water and drainage.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

## Business Rates

TBC

## EPC

TBC

## Planning

The property has planning permission for an 'E' Use Class. Interested parties are invited to make their own enquiries with Hinckley & Bosworth Council 01455 238141.

## Viewings

Strictly by prior appointment with sole agents

Howkins & Harrison LLP on 01788 564 678

Please contact the Commercial Department

Email: [commercial@howkinsandharrison.co.uk](mailto:commercial@howkinsandharrison.co.uk)

## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

Telephone 01788 564678

Email [commercial@howkinsandharrison.co.uk](mailto:commercial@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.









