



TO LET

SHOWROOM PREMISES

Unit D4, Maple Drive, Tungsten
Park, Hinckley, LE10 3BE

Popular business park location, with
excellent access to A5 and M69



Arranged as a ground and first floor
showroom



High quality fit out



Air conditioning



GIA - 4,731 sq ft (439.5 sq m)



LOCATION

Radius Court is located in the established business park location of Tungsten Park, which is accessed from Coventry Road (B4666) on the fringe of Hinckley town centre. Tungsten Park is strategically situated in the centre of the country, within one mile of the A5(T) which provides further access to the M69, M6 and M1 motorways, therefore providing exceptional access to the UK. The wider development provides high quality buildings within a superb landscaped environment, including a water frontage to the Ashby de la Zouch canal. Occupiers on the estate include Screwfix, Subway and KFC.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The property comprises a high quality business unit constructed around a steel portal frame under a curved roof, with extensive glazing and insulated micro-rib composite cladding panels. The property is currently arranged as a showroom, with the ground floor comprising a showroom, store, loading bay and WC facilities. To the first floor, there is a further open plan showroom with ancillary executive office, meeting room and shower room. There is car parking directly in front of the property and visitor parking throughout the site.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Showroom	1,682	156.26
Ground	Loading Bay	688	63.92
First	Showroom	2,360	219.24
		4,731 Sq Ft	439.51 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the property. Heating and cooling is predominantly by way of air conditioning units, with gas fired central heating elsewhere.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £37,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £40,000 per annum exclusive.

A service charge will be levied to cover the maintenance of the estate.

LEGAL COSTS

As is standard, the ingoing tenants will be responsible for the landlord's reasonable legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(37)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email:

info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

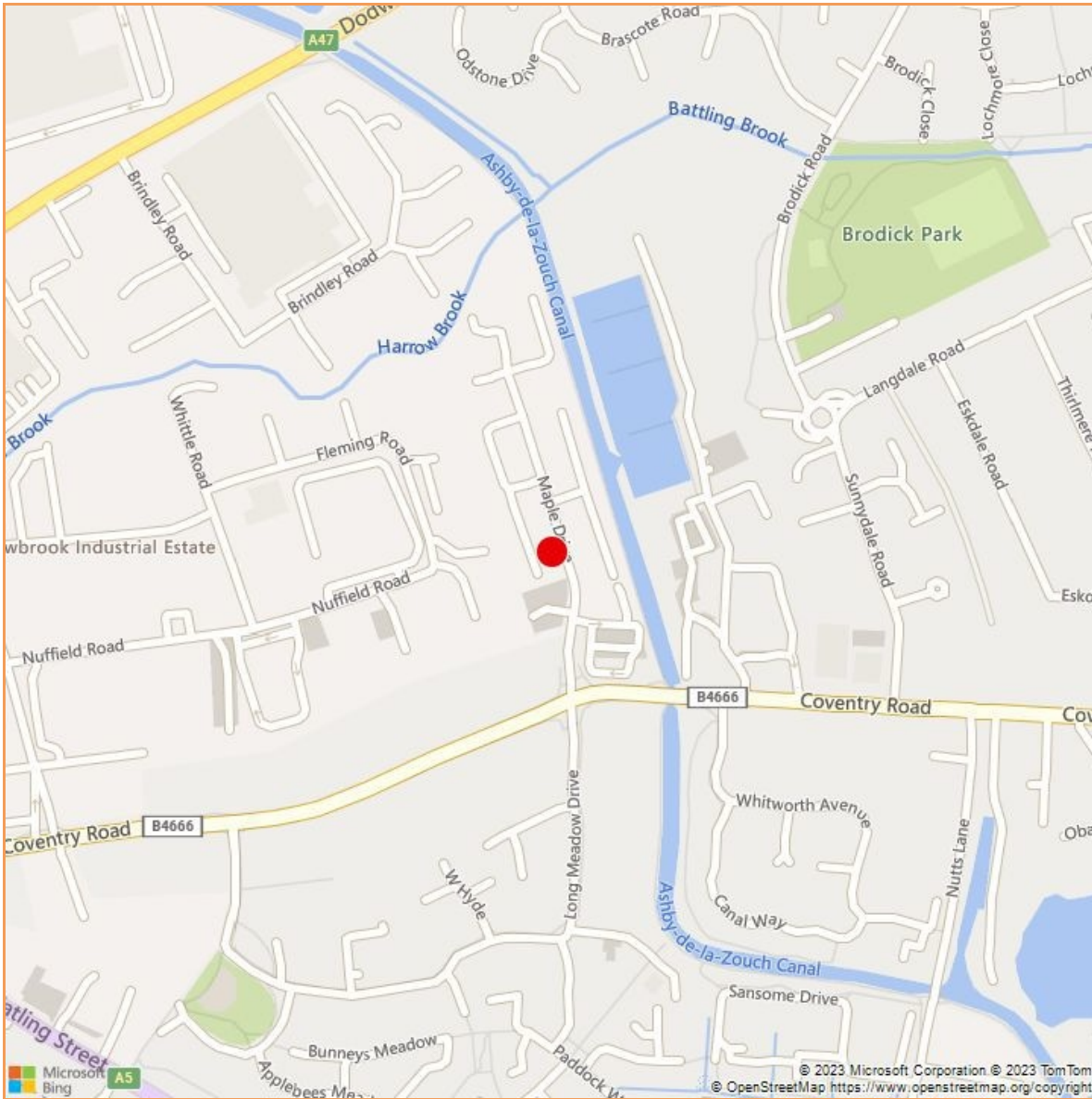
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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