



## FOR SALE / TO LET

### NEW BUILD OFFICE BUILDING

Watling Grange Offices, Watling  
Street, Burbage, LE10 3AR

Convenient access to the A5 and  
M69/M1 Motorways



Finished to a high standard to include  
air conditioning, triple glazing, an  
AJAX alarm system and LED lighting



Secure gated commercial development



Car parking to the front elevation



NIA - 1,339 sq ft (124.4 sq m)



## LOCATION

The subject property is set in the grounds of Watling Farm House, a mixed commercial and residential development on the A5 Watling Street close to the junction of Smockington Lane (B4114). The development benefits from good access to the A5 leading to the M69 and M1 Motorways.

Burbage itself is a large village (population - 14,568) lying to the south of the town of Hinckley. Burbage benefits from excellent road communications with the A5/M69 interchange to the south of the conurbation providing access to the M1, M6 and M42 thereafter. Hinckley railway station provides regular commuter services to Leicester and Birmingham New Street.

## DESCRIPTION

The subject property comprises a new build two storey office building in a secure gated commercial development in the village of Burbage, with convenient access to the A5.

The accommodation comprises a variety of open plan office suites with ancillary kitchen and WC/shower facilities to the ground floor and further WC to the first floor. The property is finished to a high specification to include air conditioning, triple glazing, an AJAX alarm system and LED lighting.

Externally, there is car parking to the front elevation.

## ACCOMMODATION

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

|                  |         | SQ FT              | SQ M               |
|------------------|---------|--------------------|--------------------|
| Ground           | Office  | 302                | 28.06              |
| Ground           | Office  | 282                | 26.2               |
| Ground           | Kitchen | 26                 | 2.42               |
| First            | Landing | 157                | 14.59              |
| First            | Office  | 272                | 25.27              |
| First            | Office  | 150                | 13.93              |
| First            | Office  | 150                | 13.93              |
| <b>NIA Total</b> |         | <b>1,339 Sq Ft</b> | <b>124.39 Sq M</b> |

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property, which benefits from air conditioning and electric panel heaters.

## 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: to be assessed

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

Sale - The freehold interest in the subject property is available, subject to vacant possession, at a guide price of £465,000.

Letting - The subject property is available to rent, on a new full repairing and insuring lease, at a commencing rental of £29,500 per annum exclusive.

## LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - As is standard, the ingoing tenant will be responsible for the landlords reasonable legal costs incurred in the grant of any lease.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

## 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

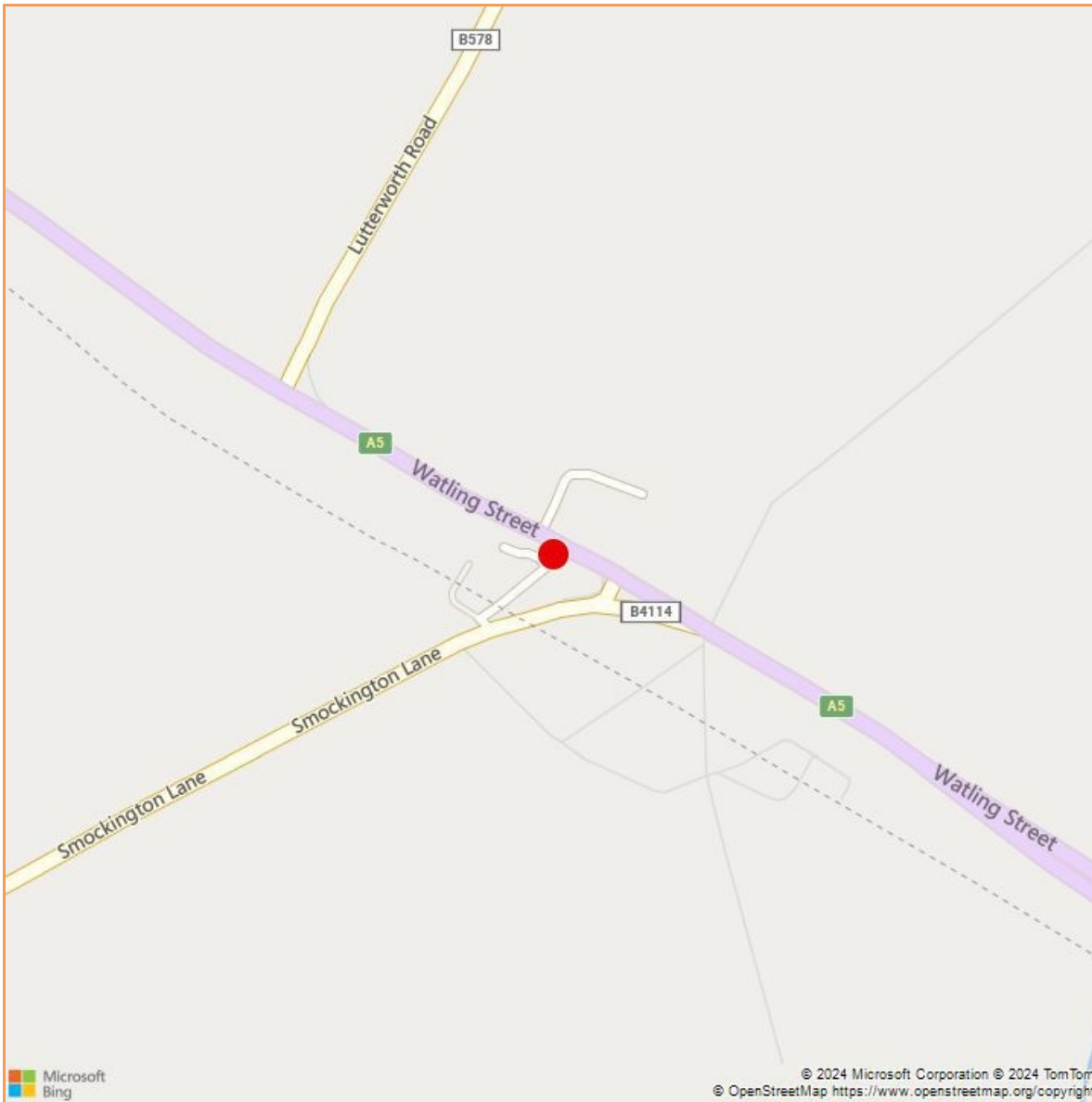
Please note that any plans contained within these particulars are for identification purposes only.

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](http://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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