



**3 Watling Close, Sketchley Lane Industrial Estate, Burbage Hinckley,
Leicestershire LE10 3EZ**

Modern Warehouse or Factory

- ▶ **Total GIA: 18,723 sq ft (1,739.3 sq m)**
- ▶ **J1 M69 – 1.5 miles from the unit**
- ▶ **Portal frame / excellent loading**
- ▶ **Rent on application**

For enquiries and viewings please contact:



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Location

The property is strategically located on the south western fringe of Hinckley adjacent to the A5, which connects to Junction 1 of the M69, approximately 1.5 miles to the south east. The M69 allows access to J2 M6, some 9 miles away and 11 miles from J21 of the M1.

Hinckley enjoys a location within the Midlands "Golden Triangle" and is at the centre of the UK's transport network.

Description

The property comprises of a detached warehouse with two-storey integrally built offices located to the front of the property. The unit is of steel portal frame construction, with lower level brick and blockwork and upper level insulated cladding. There is a similar roof covering that incorporates double skin rooflights that provide good levels of internal natural lighting. Internally, the warehouse provides clear unencumbered accommodation with a concrete floor throughout and an eaves height of approximately 6.1m (20ft). Loading is facilitated by means of an electrically operated roller shutter door to the front elevation that allows access out onto a substantial concreted forecourt.

The offices provide a mixture of private and more open plan areas that are either carpeted or have a vinyl covering. There are suspended ceilings with recessed lighting throughout, together with the normal arrangement of WCs and kitchen facilities.

There is a large concrete forecourt for car parking and commercial vehicles.

Accommodation

	Sq M	Sq Ft
Ground Floor (Warehouse)	1,530.3	16,473
Ground Floor (Office)	119.7	1,289
First Floor Office	89.3	961
Total	1,739.4	18,723

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

All mains services are connected to the property.

Electrics

There is both a single and three phase electrical supply connected to the property.

Heating

The offices are heated from a gas fired central heating system, with a degree of additional comfort cooling. The warehouse is heated via gas fired blow heaters.

Planning

The premises are likely to have planning consent for B8 (Warehousing and Storage) together with ancillary stores and offices. Parties interested in any alternative uses are advised to contact Hinckley and Bosworth Council on 01455 238 141.

Tenure

The premises are available by way of a new lease on terms to be agreed.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £88,000.

Source: VOA

Rent

Rent on application.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

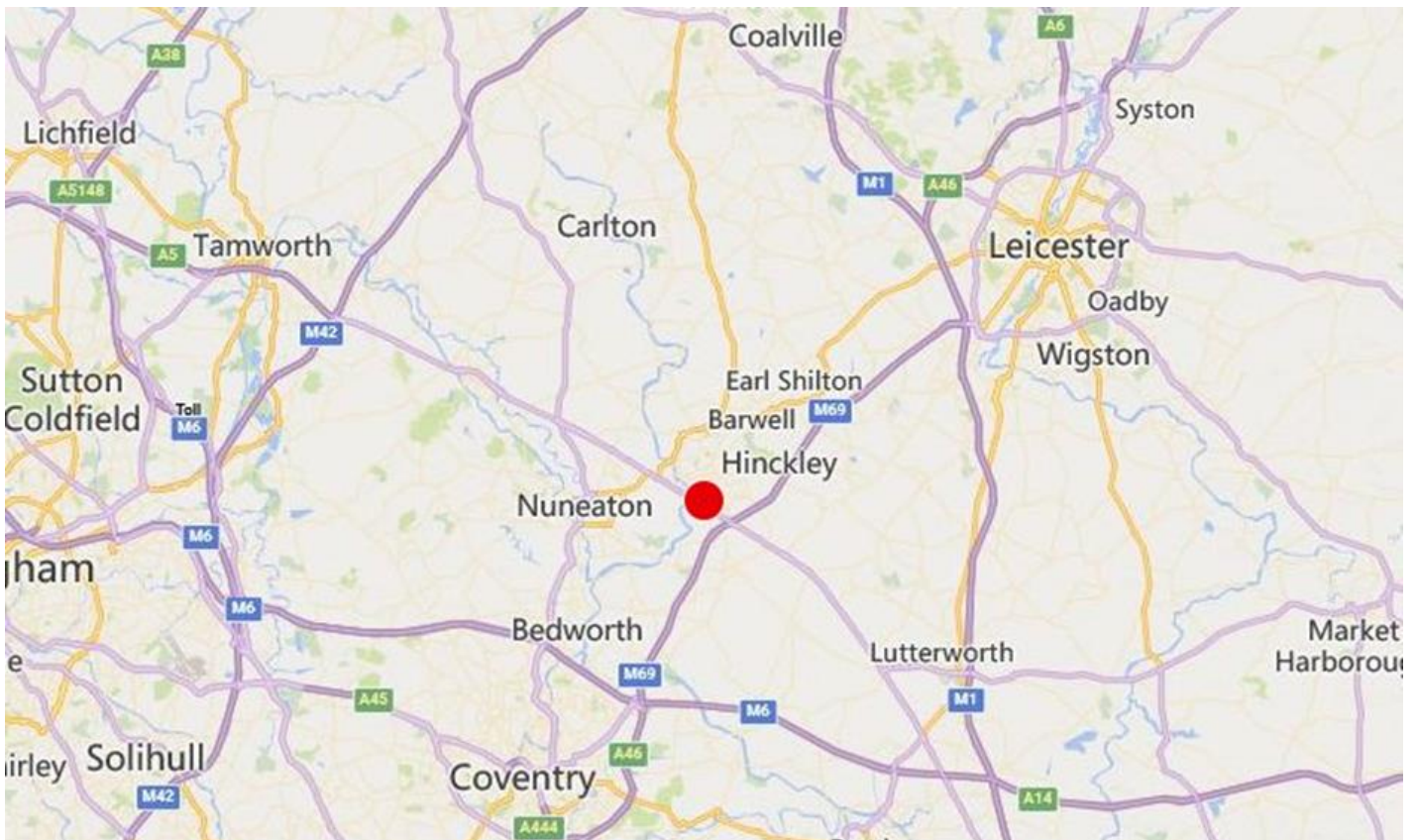
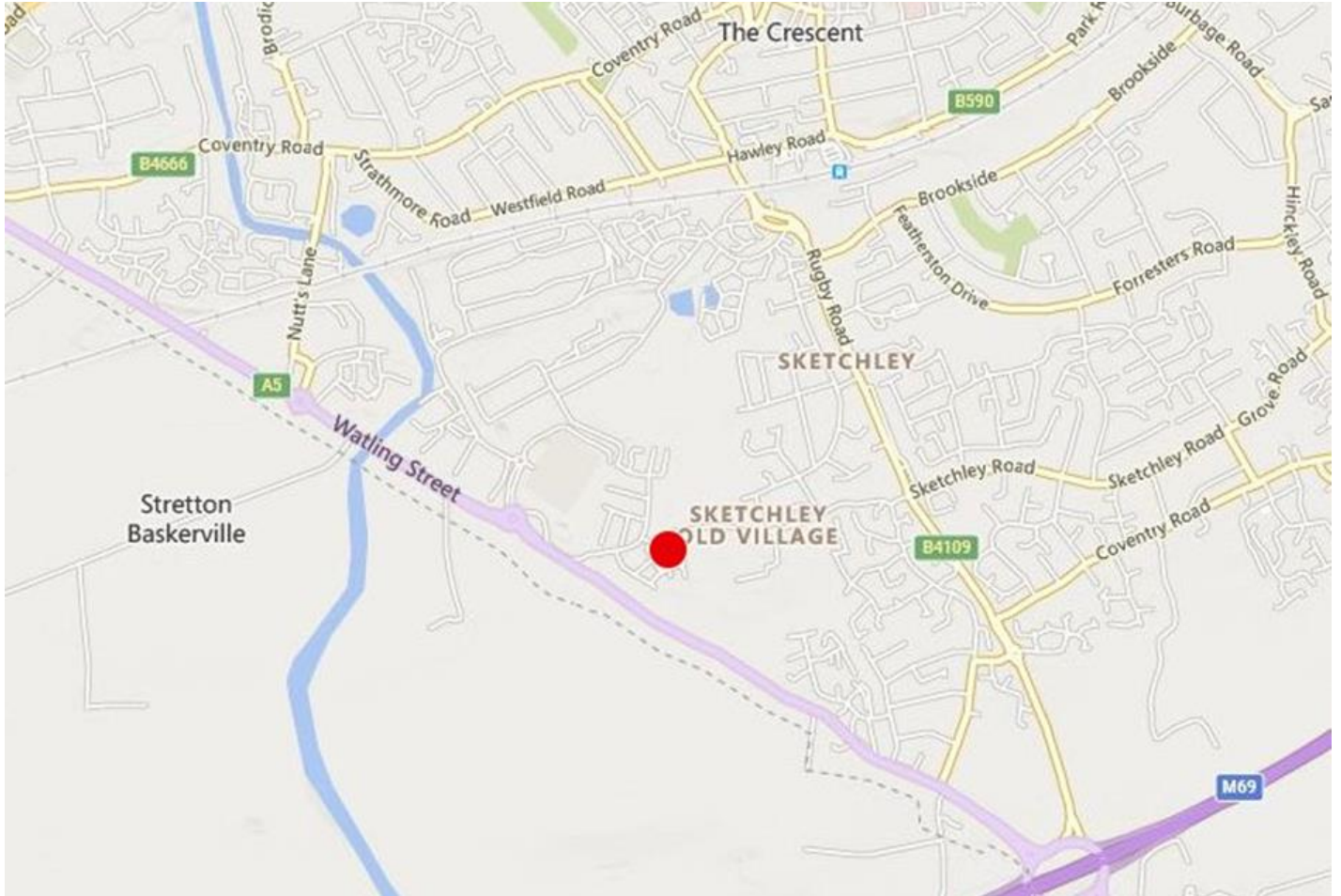
EPC

An EPC is available upon request.

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 03-Jan-2024



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