



**Florence House, St. Marys Road, Hinckley, Leicestershire LE10 1EQ**

## **Self-contained Office Suite**

- ▶ **In the heart of Hinckley town centre**
- ▶ **Total NIA 1,470 sq ft (136.55 sq m)**
- ▶ **Secure off road car parking for 4 cars**
- ▶ **£12,750 pa**

For enquiries and viewings please contact:



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### Location

Hinckley is a thriving market town with a large commercial centre located some ten miles west of Leicester and three miles from Nuneaton. Florence House is located within the heart of the town centre on St Mary's Road within walking distance of the main shopping thoroughfares. There is swift access out of the town to the A5 and M69 Motorways.

### Description

A highly prominent self-contained and attractive office building that is constructed over three levels in brickwork, under a pitched tile roof. The suite, which is situated on the ground floor, generally provides clear open plan accommodation but has been subdivided in part with demountable partitioning to create a number of offices together with a small kitchenette.

There is a shared entrance lobby and WCs at ground floor level.

To the rear of the building is a secure car park, providing parking for 4 cars. There is a Local Authority 'pay and display' car park directly opposite.

### Accommodation

	Sq M	Sq Ft
Ground Floor Suite	136.6	1,470
<b>Total</b>	<b>136.6</b>	<b>1,470</b>

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

### Planning

The property has an authorised planning use as offices within Class B1a of the Town and Country Planning (Use Classes) Order 1987

### Tenure

The suite is available by way of a new lease for a term of years to be agreed.

### Business Rates

Rateable Value: £11,000. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

### Rent

£12,750 a year

### Service Charge

There is a service charge in place to cover the maintenance and upkeep of the building. Further details on request from the agent.

### VAT

VAT is applicable to the rent

### Legal Costs

Each party to be responsible for their own costs.

### EPC

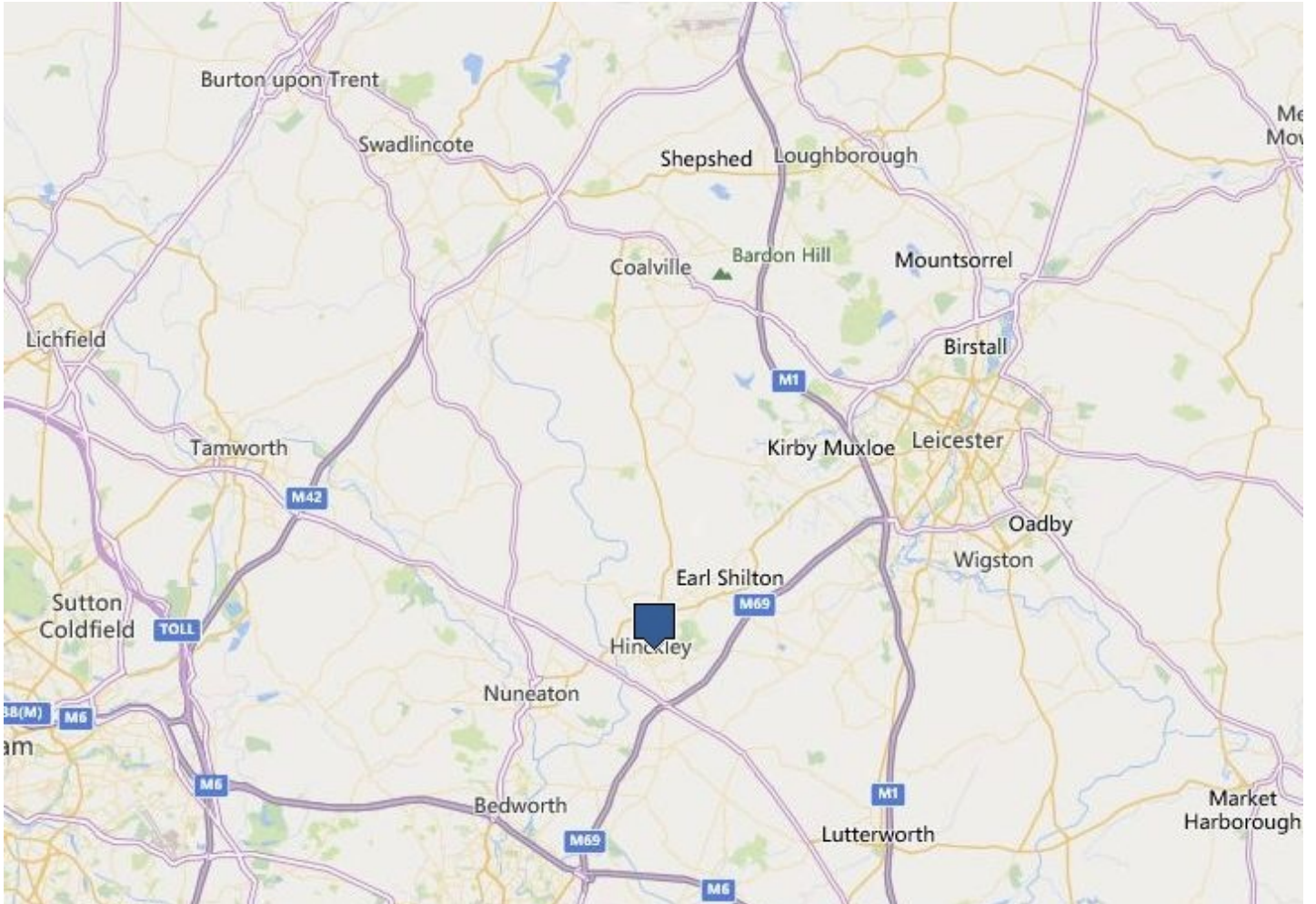
The premises have an EPC assessment of: C (64)

### Viewings

Viewings are by appointment with sole agents Innes England

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