

# cartwright

# hands

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Draft

**Gross Internal Area: 705.01 sq. m. (7,589 sq. ft.)**

**TO LET**

**Unit 1,  
Burbage Road,  
Burbage,  
Hinckley,  
LE10 2TP**

**Detached Industrial Unit with hard standing yard/extra car parking**



### Location

Hinckley is a small market town in south-west Leicestershire. It is situated approximately 14 miles south west of Leicester, 15 miles north-east of Coventry and 30 miles east of Birmingham. Junction 2 of M69 is some 2 miles distant.

The property is situated within a small industrial/business park to the south-western side of Burbage Road. Other occupiers on the park include Back2UK, Bodywize Gym, Hinckley and Burbage Gymnastics Club. In addition, at the entrance to the park, fronting Burbage Road there is an Esso petrol filling station.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



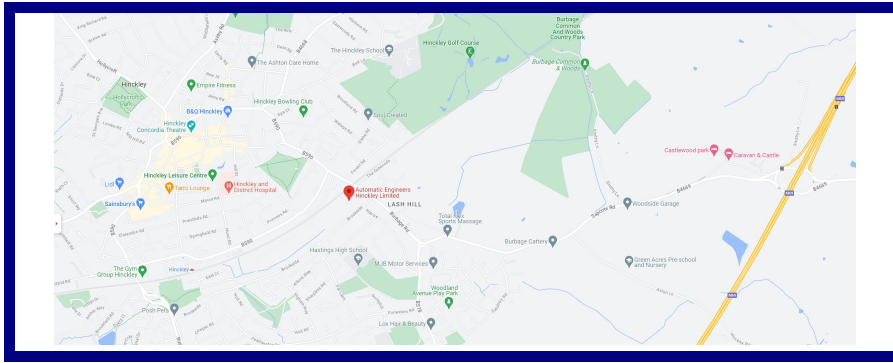
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## Unit 1 Burbage Road, Burbage, Nr Hinckley



### Description

The buildings were constructed in the 1970's. The main site comprises two interconnected warehouse/workshop buildings extending to approximately 7,500 sq ft with eaves heights ranging from 3.35m to 3.50m.

The property is of concrete frame construction surmounted by a pitched asbestos clad roof incorporating translucent panels. The external elevations are brick facing. There is also a single storey flat roofed office block adjoining the warehouse.

Internally, the office block is configured to provide 3x offices and WCs. The specification is consistent throughout having tiled covered floors to painted plaster walls and ceilings. The offices are heated by wall mounted radiators and lit by way of fluorescent strip lights.

The warehouse/workshops comprise a main workshop, a linking warehouse and the rear warehouse/workshop that leads out to a yard/loading and unloading area. The specification is consistent throughout having painted concrete flooring and full height internal blockwork walls. The warehouse/workshops are heated by gas fired warm air blowers and lit by fluorescent strip lights.

The site coverage is only around 35% with a site area of 0.60acres.

### Accommodation

The property provides the following approximate dimensions and floor areas:

Offices:	77.79 sq.m	837 sq.ft
Main Workshop:	315.70 sq.m	3,398 sq.ft
Linking Workshop:	86.69 sq.m	933 sq.ft
Grinding Shop:	224.84 sq.m	2,420 sq.ft

**Gross Internal Area: 705.01 sq.m 7,589 sq.ft**

### Terms

The property will be made available by means of a new full repairing and insuring lease for a term to be agreed, but no less than three years.

### Rent

Rent on Application.

## Unit 1 Burbage Road, Burbage, Nr Hinckley

### Rateable Value

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the adopted rateable value of the property is £30,000.

Prospective tenants are advised to make their own enquiries of Hinckley and Bosworth Borough Council (Tel:01455 238141) to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief, which may reduce or increase the rating liability.

### EPC

We understand from our own enquiries that the property has an EPC rating of E:120. A copy of the EPC is available for inspection.

### Legal Costs

The ingoing tenant will be responsible for the landlord's solicitors costs incurred in connection with the lease.

### Viewing/Information

By appointment with the Sole Agent,  
Cartwright Hands,  
59 Coton Road,  
Nuneaton CV11 5TS  
Email- [grh@cartwriighthands.co.uk](mailto:grh@cartwriighthands.co.uk)

**Guy Hands**  
Tel:- 02476 350700  
Fax:- 02476 352922

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