

# MODERN OFFICES TO LET

Wheatfield Way, Hinckley, Leicestershire, LE10 1YG



5,647 Sq Ft (524.61 Sq M)

Rent On Application

- ▶ Ground Floor Office Accommodation
- ▶ Modern Internal Layout
- ▶ 15 Secure Car Parking Spaces
- ▶ Strategic And Prominent Location

## LOCATION

The property occupies a prominent corner position, fronting Normandy Way (A47) at the junction with Wheatfield Way. There is direct access to the A5 trunk road, leading to the M69 and M6 motorways.

Wheatfield Way is one of Hinckley's premier office locations, being only 0.5 miles from the town centre. The property is directly opposite Morrison's Supermarket and other amenities within the Business Park including restaurants, public house and a gymnasium.

## DESCRIPTION

The property comprises a prestigious two storey office building of brick construction with a return frontage along Normandy Way.

The accommodation is generally in an open plan format with a wealth of natural light. There are raised access floors and suspended ceilings throughout.

The property benefits from an 8 person passenger lift and kitchen and toilet facilities on each floor.

Externally, there are 15 private car parking spaces.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	5,647	524.61
<b>Total</b>	<b>5,647</b>	<b>524.61</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

Charging Authority: Hinckley & Bosworth BC  
Rateable Value : To be confirmed

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## SERVICES

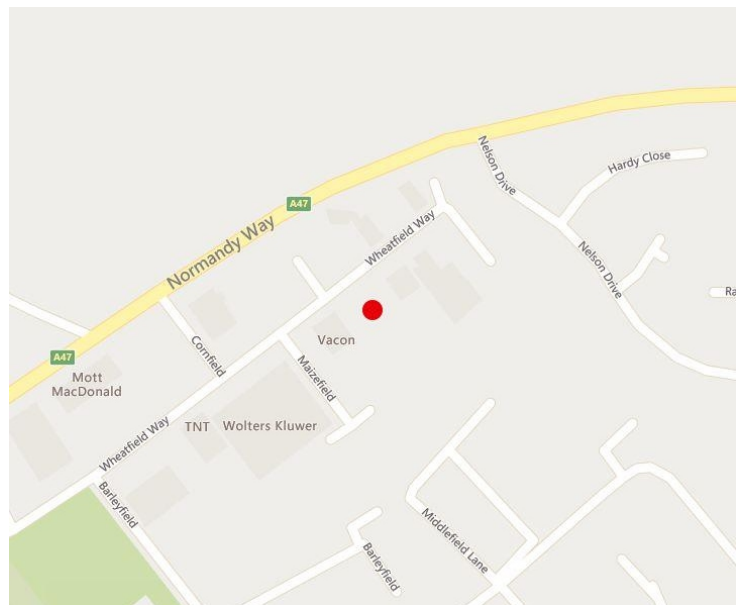
It is understood that all main services are connected to the property. There is a comfort cooling system with control panels throughout.

## EPC

Energy Rating: C.

## POSSESSION

The property is available upon completion of legal formalities.



## RENT

Rent On Application

## LEASE TERMS

The property is available by way of a new lease, on an full repairing and insuring basis, for a term to be agreed.

## VIEWING

Please get in touch to arrange a viewing.



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### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.