

MODERN GROUND FLOOR OFFICE SUITE **TO LET**

Suite 2 Wheatfield House, Wheatfield Way, Hinckley, LE10 1YG



3,271 Sq Ft (303.88 Sq M)

£41,500 Per Annum Exclusive

- ▶ High spec accommodation
- ▶ Prominent ring road location (A47)
- ▶ On site secure parking spaces
- ▶ Raised floors and LG3 lighting

LOCATION

The property fronts Wheatfield Way (A47) and is within Hinckley's main employment area. Nearby occupiers include Morrisons Superstore, McDonalds Drive-thru Bloor Homes and Galliford Try.

The property is strategically located for access to the A5 (2.5 miles) and the M69 (4 miles).

DESCRIPTION

The office suite forms part of a new three storey office building which has been constructed to a high specification to include fully accessed raised floors, comfort cooling, suspended ceiling and LG3 lighting throughout.

Designated parking spaces are available within the secure car park

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Suite 2	3,271	303.88
Total	3,271	303.88

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

CURRENT RATING ASSESSMENT

Charging Authority: Hinckley & Bosworth BC
Rateable Value : £35,000

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

SERVICES

All main services are connected to the property.

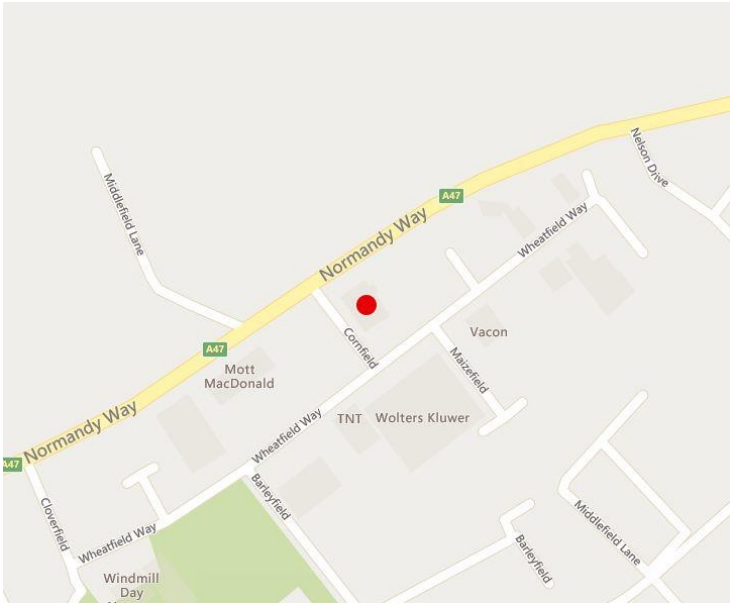
There is a thermostatically controlled vented heating and cooling system throughout.

EPC

The property has an Energy Rating of B.
The EPC will be valid until 15 June 2032.

SERVICE CHARGE

A service charge is payable in respect of the repair and maintenance of the exterior and common parts. More information can be obtained from the agents.



RENT

£41,500 Per Annum Exclusive

LEASE TERMS

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

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

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. 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.