

# SELF CONTAINED OFFICE TO LET

Salisbury House, Unit 6, Wheatfield Way, Hinckley, Leicestershire, LE10 1YG



1,428 Sq Ft (132.66 Sq M)

£17,850 per annum exclusive

- ▶ Modern well presented accommodation
- ▶ Strategic location with good motorway access
- ▶ Parking for 6 vehicles
- ▶ New lease - rental incentives available



## LOCATION

Salisbury House enjoys a prominent roadside position just north of Hinckley town centre (0.5 miles). The property fronts Normandy Way (A47) with direct access to the A5 trunk road and the M69 and M6 motorways are easily accessible. Wheatfield Way is one of Hinckley's premier office locations.

## DESCRIPTION

The accommodation is located in a block of 8 2 storey self contained office units. The office unit is well presented with excellent natural light and has an effectively open plan design. The office benefits from CAT 2 lighting, carpets and perimeter mounted trunking. The unit has separate male and female toilets and kitchen facility.

There is designated parking for 6 vehicles.

## CURRENT RATING ASSESSMENT

Charging Authority: Hinckley & Bosworth BC  
Rateable Value : £8,200 office £300 parking

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

## PLANNING

The premises have consent for E - business commercial and service (formally Class B1)

## RENT

£17,850 per annum exclusive.

Rental incentives available – details upon request.

## VAT

It is understood that VAT is payable on all rents.

## LEASE TERMS

The unit is available by way of an effective new full repairing and insuring lease for a term of years to be agreed. A service charge is payable in respect of common parts - details are available to interested parties.

## SERVICES

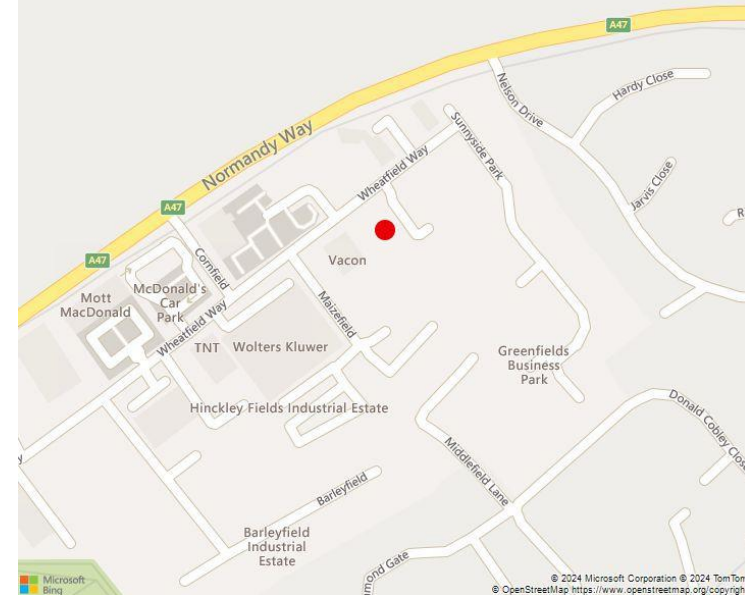
Main electricity, water and drainage are connected. There is electric heating units throughout.

## EPC

The property has an Energy Rating of D.  
The EPC will be valid until 14 November 2031.

## LEGAL COSTS

Each party are to pay 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. 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 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; (ii) 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.