



## TO LET

### SECOND FLOOR OFFICE

Suite 8 Edwards Centre, Regent Street, Hinckley, LE10 0BB

Prominent town centre location



Carpeted



Two offices and lobby



Suitable for a variety of uses (STPP)



NIA - 483 sq ft (45 sq m)



## LOCATION

The subject property is located in a prominent position on the corner of Regent Street and the Horsefair in Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby. Hinckley's recent retail/leisure development 'The Crescent' is 100m from the property with tenants including Loungers, Prezzo, Wildwood and Cineworld.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

## DESCRIPTION

The subject property comprises second floor office accommodation situated in Hinckley town centre.

The suite comprises two offices accessed via a lobby area. The offices benefit from fluorescent strip lighting and carpeting.

The property is accessed via an entrance on The Horsefair and is accessed by a communal stairwell.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Second	Office	483	44.87
NIA Total		483 Sq Ft	44.87 Sq M

## SERVICES

We understand all mains services are connected to the subject property.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £4,350

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new effective full repairing and insuring (by way of service charge) lease, for a term to be agreed, at a commencing rental of £3,000 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - G(190)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

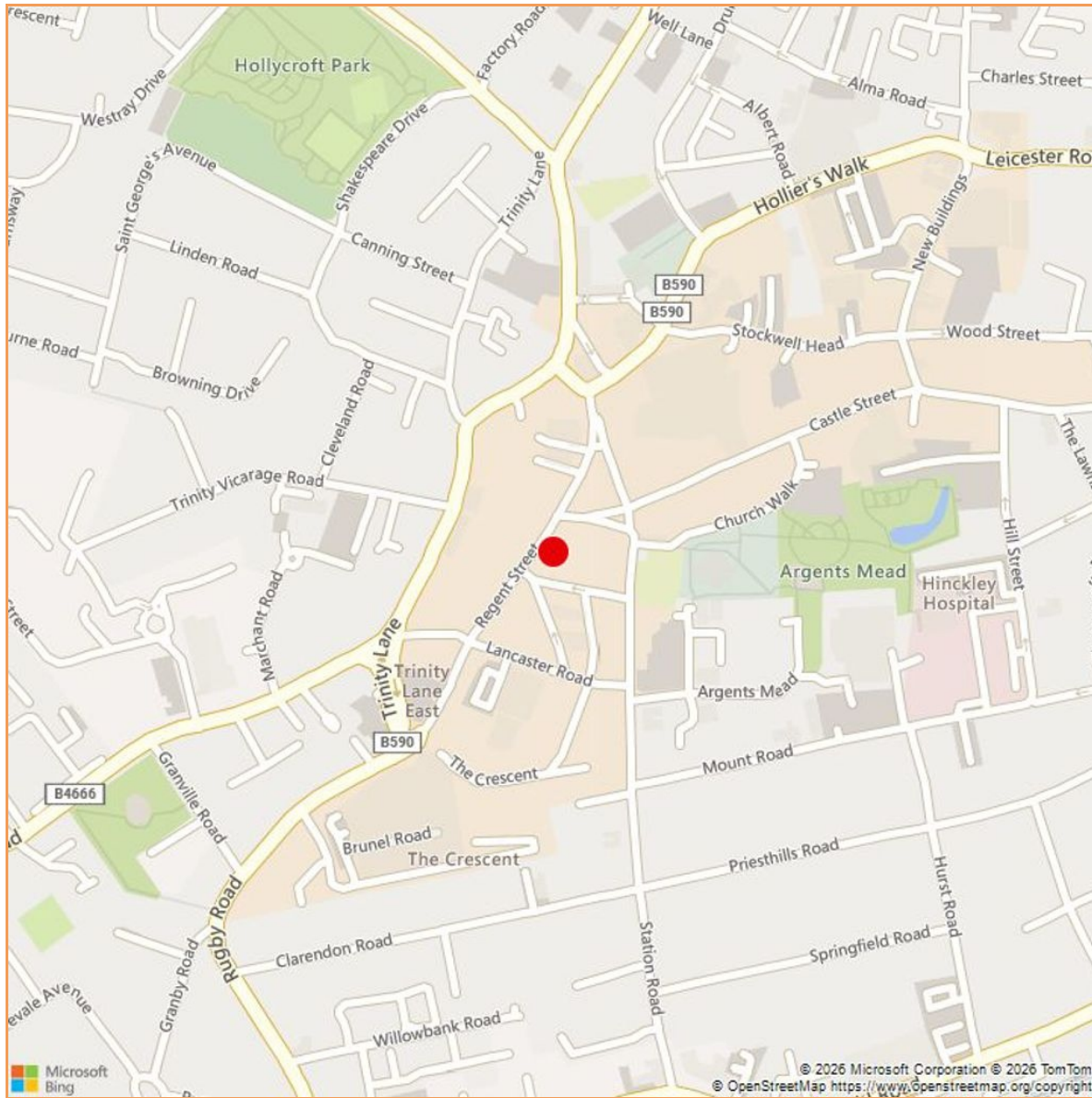
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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