

UNIT 14

Lime Kilns Business Park

Lime Kilns Way
Hinckley • LE10 3EL

TO LET

Modern Detached Distribution / Industrial Unit

Strategically
located on A5
close to J1 M69

Newly
constructed
in 2020

40m
yard depth

8m
eaves height



37,650 SQ. FT. (3,497.80 SQ. M.)

Location

A Strategic Location

Lime Kilns Business Park is within a prime logistics location just 2 miles from J1 of the M69. Being situated on the A5 provides a strategic link to J10 of the M42 (Tamworth) & J18 of the M1 (dirft/crick).

Demographics

14,315

actively seeking work within a 30 minute drive time

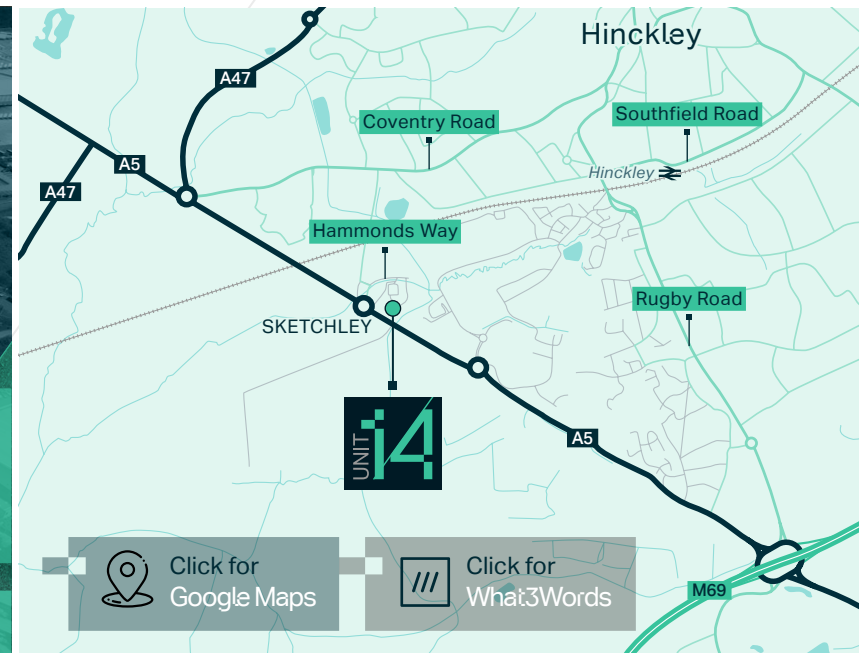
2,034,288

households within a 30 minute drive time

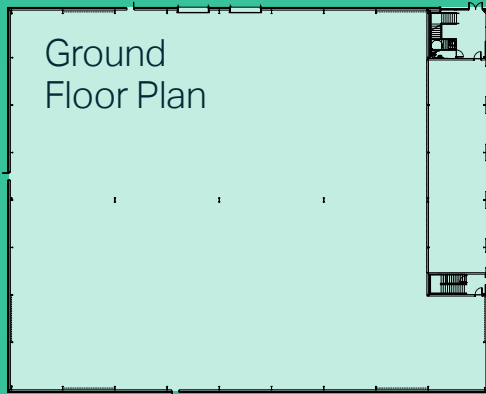
Drive Times

	Time	Miles
M69 J1	5 mins	2
M6 J2	13 mins	9
M1 J21	13 mins	12
M42 J10	20 mins	12
M1 J18	25 mins	16
Leicester	26 mins	15
Coventry	26 mins	16
Birmingham	39 mins	28

Source: Google Maps



Accommodation



Newly constructed
in 2020



37.5KN/M²
floor loading



8m
eaves height



40m
yard depth



2 level access
loading doors



34
parking spaces



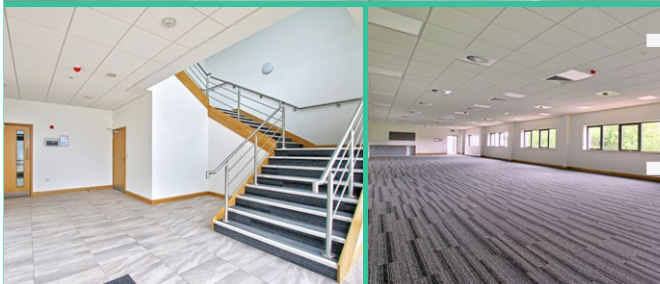
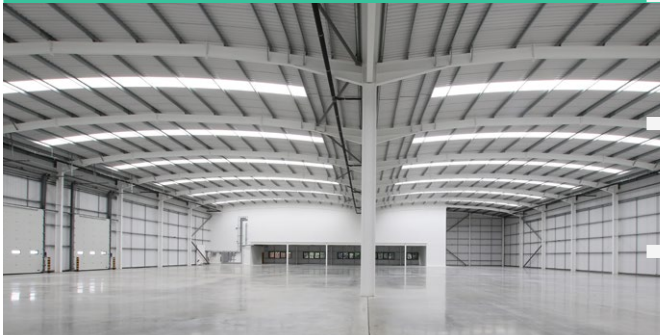
Perimeter
fencing



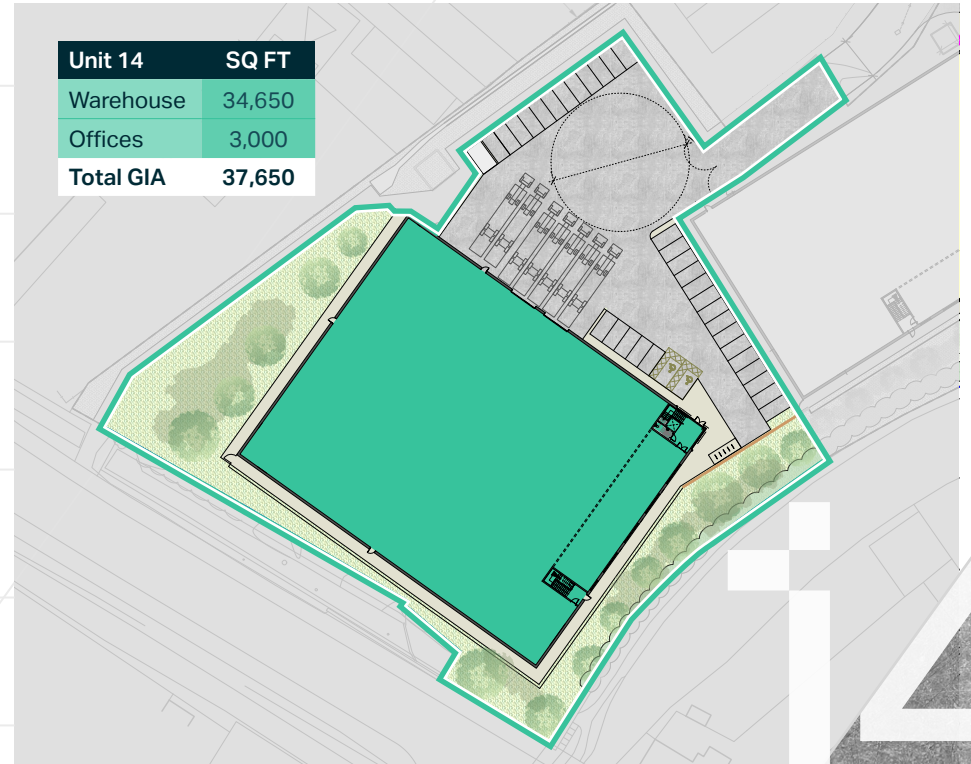
Fitted Warehouse
with LED lighting,
WC's and canteen



Open plan office
to first floor



Unit 14	SQ FT
Warehouse	34,650
Offices	3,000
Total GIA	37,650



Further Information

Business Rates

The property has a current rateable value of £163,000.

Terms

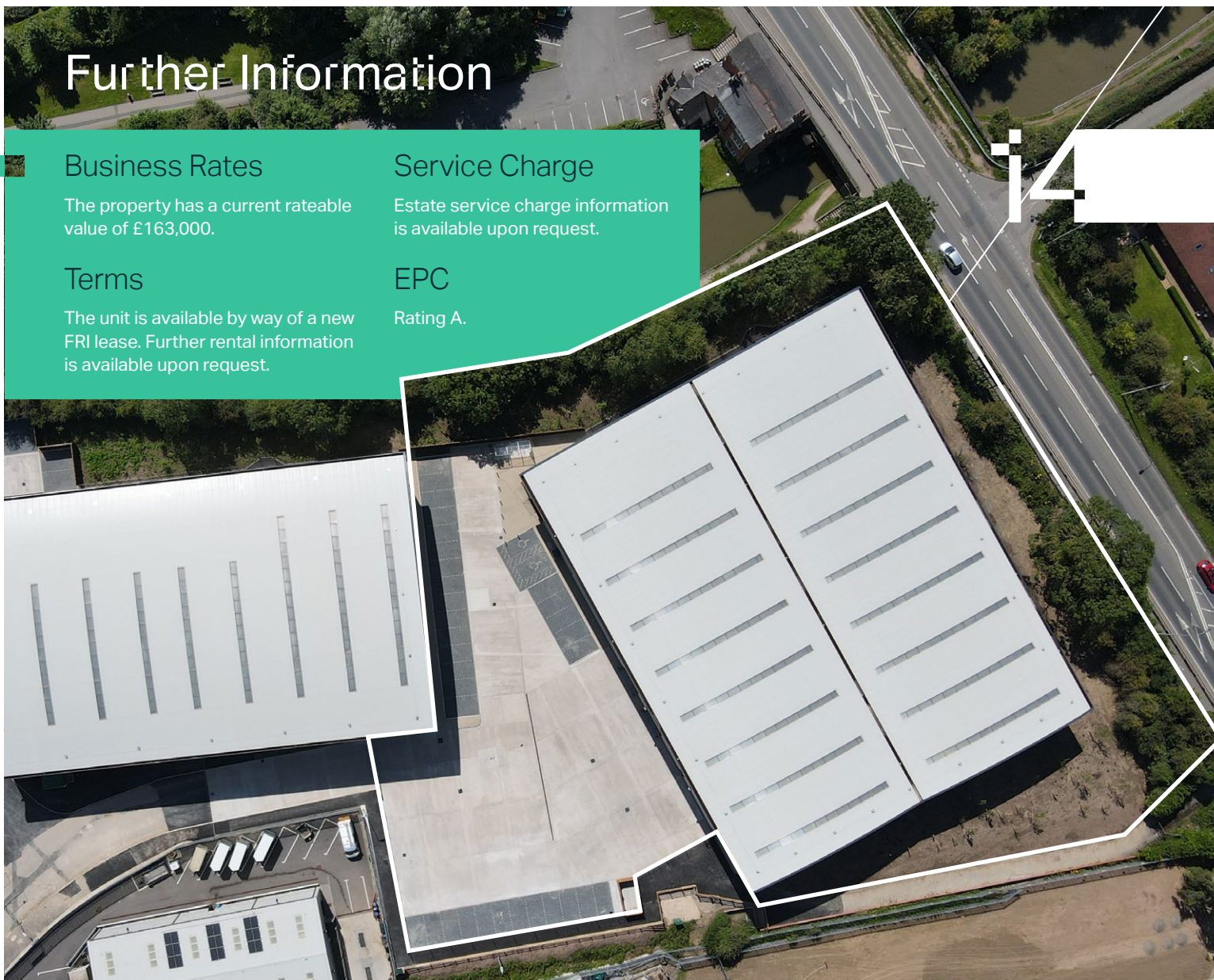
The unit is available by way of a new FRI lease. Further rental information is available upon request.

Service Charge

Estate service charge information is available upon request.

EPC

Rating A.



Contacts

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