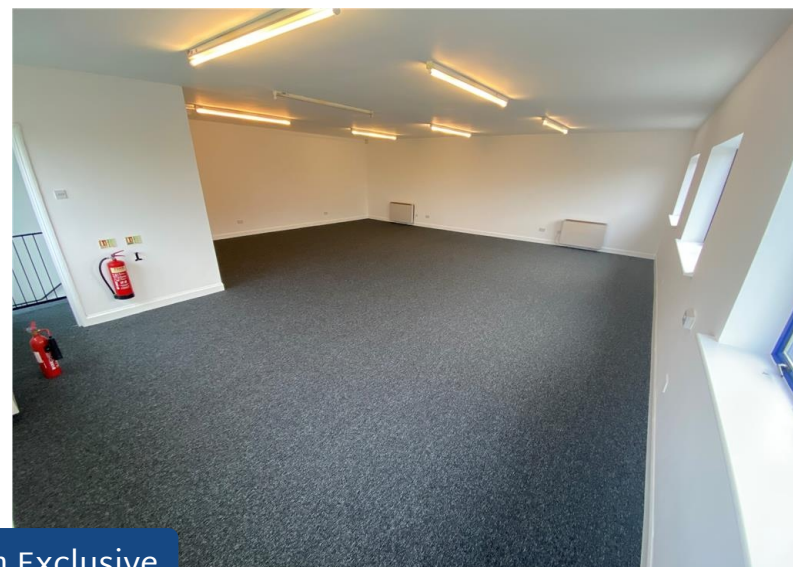


# MODERN OFFICE PREMISES TO LET

Canton House, Unit 1, Wheatfield Way, Hinckley, Leicestershire, LE10 1YG



1,494 Sq Ft (138.79 Sq M)

£18,000 Per Annum Exclusive

- ▶ Modern office accommodation
- ▶ Located just off A447
- ▶ 6 parking spaces
- ▶ New lease available

## LOCATION

Canton House is situated on the north side of Hinckley to the west of A447 Ashby Road, adjacent to Normandy Way which links the A5 trunk road to Dodswell Bridge with the A447.

The M1 and M69 are easily accessible and the property provides superb access to Hinckley Town Centre and the surrounds.

## DESCRIPTION

The office is located in a block of 4 two-storey self contained units. The accommodation provides modern open plan office accommodation with separate male and female toilets and a kitchen facility. The offices have electric heaters throughout.

There are 6 designated car parking spaces.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	671	62.34
First Floor	823	76.46
<b>Total</b>	<b>1,494</b>	<b>138.79</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

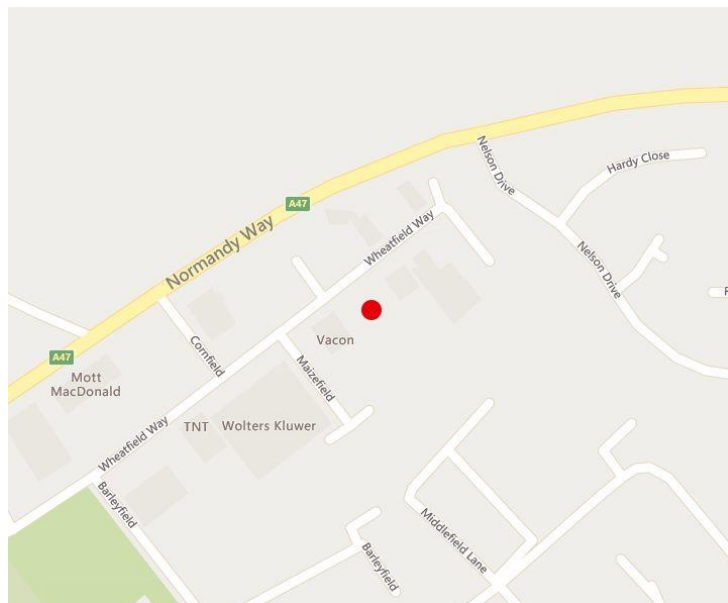
We understand that all services with the exception of gas are connected to the premises.

## EPC

Energy Rating: E

## SERVICE CHARGE

There is a service in place for communal maintenance and landscaping. Further details are available from the Agents.



## TENURE

The office is available under a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£18,000 Per Annum Exclusive

## VAT

We understand that VAT is payable on rents.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

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0116 254 0382



**Will Shattock**

wjs@appleicester.co.uk

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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.