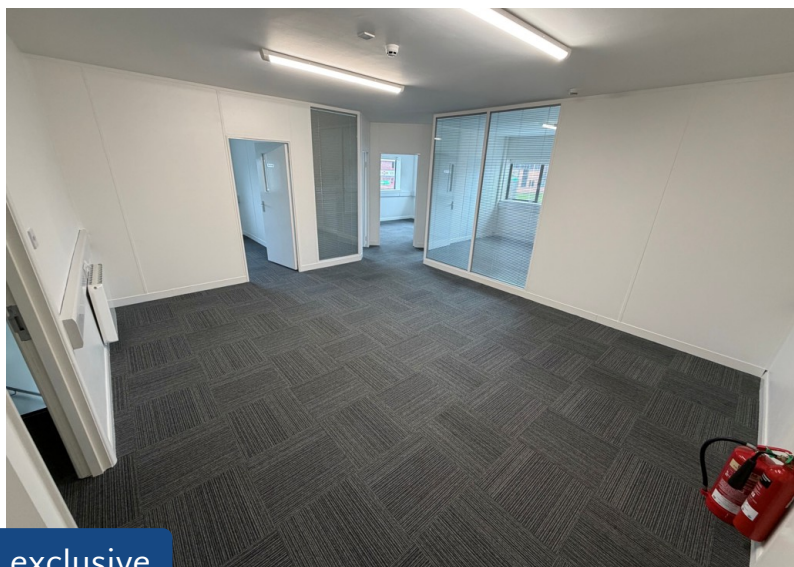
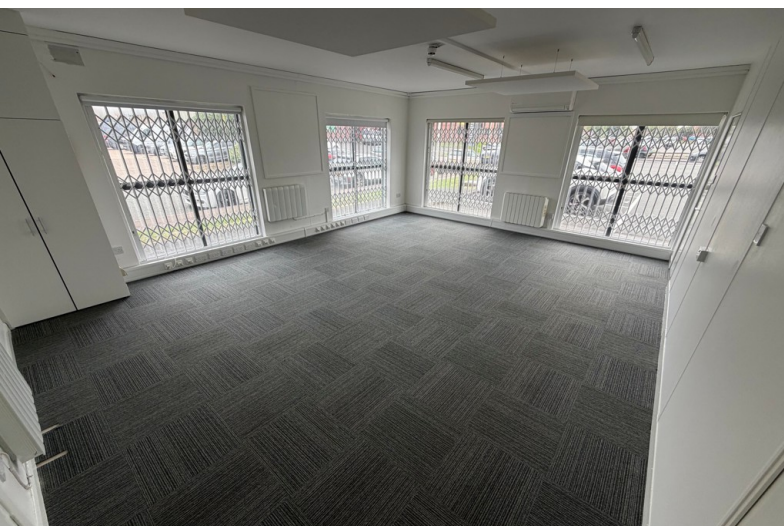


TWO STOREY OFFICE PREMISES TO LET

Salisbury House , Unit 2, Wheatfield Way, Hinckley, LE10 1PJ



1,518 Sq Ft (141.02 Sq M)

£18,975 per annum exclusive

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

LOCATION

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

The M1 and M69 are easily accessible and the property provides good access to Hinckley town centre.

DESCRIPTION

The property forms part of a block of 8no. two storey modern, self-contained offices. The property essentially provides open plan office space at both ground and first floor however various glazed partition walls have been installed at first floor level to provide several private offices. There are kitchen and w/c facilities at ground floor level. The property benefits from perimeter trunking with data points and air conditioning.

There are 6 designated car parking spaces.

CURRENT RATING ASSESSMENT

Charging Authority: Hinckley and Bosworth Borough Council
Rateable Value : £17,100

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

RENT

£18,975 per annum exclusive



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	664	61.69
First Floor	854	79.34
Total	1,518	141.02

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

SERVICES

Mains water electricity and drainage are connected to the property.

EPC

The Property has an Energy Performance Rating of B-40. The EPC will be valid until 20th September 2033.

POSSESSION

The property is available immediately and upon completion of legal formalities,

PLANNING

The property has consent for office use within Use Class E. Other uses will be considered.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations all prospective parties will be required to provide photo ID and proof of address.

LEASE TERMS

The property is available to let on Effective Full Repairing and Insuring lease terms for a period of years to be agreed, incorporating rent reviews at each third year.

There is a service charge payable in respect of the upkeep and maintenance of the exterior and common parts. Details can be provided to interested parties.

VAT

It is understood that VAT is chargeable in respect of rents.





VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.co.uk

0116 254 0382

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.