

TWO STOREY OFFICE PREMISES. TO LET

2 & 4 Salisbury House, Wheatfield Way, Hinckley , LE10 1PJ



2,997 Sq Ft (278.42 Sq M)

£37,500 per annum exclusive

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

LOCATION

Salisbury House is situated on the north side of Hinckley to the west of A447 Ashby Road, adjacent to Norman 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 offices are located in a block of eight 2 storey self contained office units.

The units benefit from male and female toilets and a kitchen facility on the ground floor.

There are twelve designated spaces with the office.

CURRENT RATING ASSESSMENT

Charging Authority: Hinckley & Bosworth BC

The property was assessed as a larger demise and that all interested parties are to enquire with the council as to their rates liability.

SERVICES

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

RENT

£37,500 per annum exclusive

LEASE TERMS

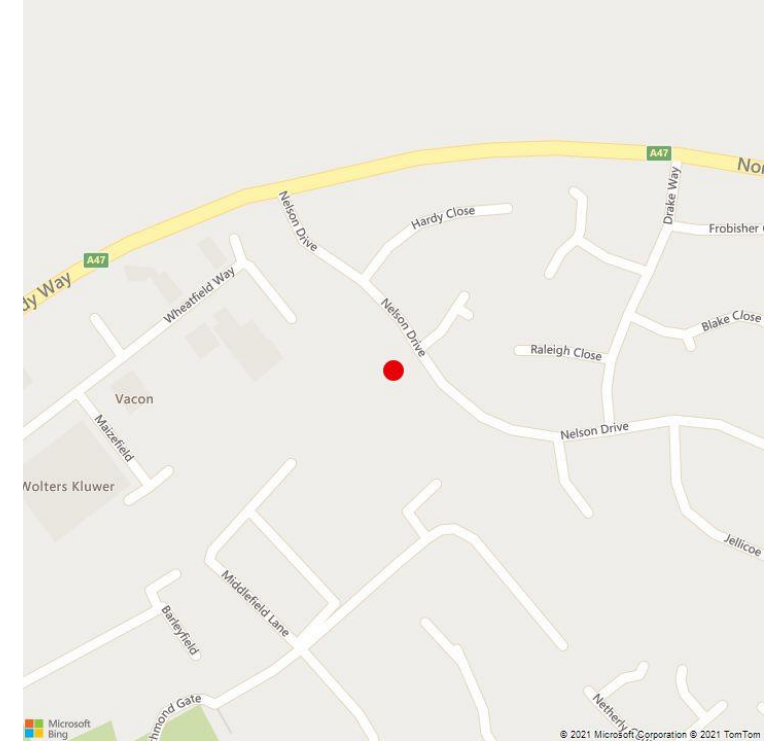
The units are available by way of an effective new full repairing and insuring lease for a term of years to be agreed. A service charge is payable in respect of common parts- details are available to interested parties

VAT

VAT is applicable on the Rent at the prevailing rate.

PLANNING

The premises have consent for Use Class E office use.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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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.