

TOWN CENTRE OFFICES

TO LET AS A WHOLE
OR SEPARATE SUITES

**Suites 4-8 Edwards Centre
The Horsefair
Hinckley
Leicestershire**



• Suites From 34.82 m² (375ft²) to 236.96m² (2,551 ft²)

• Prominent Town Centre Location

• Close to Bus Station
and Hinckley Main Line Railway Station

• Long and Short Term Car Parking Nearby



Commercial Property Consultants

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COMMERCIAL

Prominently located town centre offices close to the Market Place and primary, pedestrianised central shopping core.

There is ample long and short term car parking available nearby.

The premises are otherwise convenient for the Bus Station. Hinckley Railway Station is within a few minutes walk providing a main line service to Leicester (20 minutes), Nuneaton (7 minutes) and Birmingham New Street (45 minutes). There is an Inter City service from Nuneaton to London - Euston (1 hour 30 minutes) and from Leicester to London- St Pancras (1 hour 50 minutes).

NB. All travel distances and journey times are approximate.

ACCOMMODATION

Approached from a ground floor street fronting entrance the accommodation is arranged on the second floor as follows:-

Suite 4	34.82m ²	375ft ²
Suite 5	39.81m ²	429ft ²
Suite 6	63.07m ²	679ft ²
Suite 7	54.37m ²	585ft ²
Suite 8	<u>44.89m²</u>	<u>483ft²</u>
Total Net Internal Floor Area	236.96m²	2551ft²

Suites 4 and 5 and Suites 6, 7 and 8 are interconnecting.

There are shared male and female toilets and a tea point.

NB. All dimensions and floor areas are approximate.



RATING ASSESSMENT

The premises currently are separately assessed as follows:-

Suite 4	Rateable Value £2,320
Suites 5 – 8	Rateable Value £14,750

LEASE

The premises are offered to let as a whole or in separate suites for a term to be agreed with provision for upwards only three yearly rent reviews. Leases are to be drawn on an internal repairing basis with the tenant repaying by way of additional rent a proportion of the Landlord's building insurance premium together with a service charge covering the costs incurred in cleaning and maintaining the shared toilets and communal areas generally.

RENTS

Suite 4	£1,950	per annum exclusive
Suite 5	£2,250	per annum exclusive
Suite 6	£3,500	per annum exclusive
Suite 7	£3,000	per annum exclusive
Suite 8	£2,500	per annum exclusive

COSTS

The ingoing tenant will be required to discharge the landlords reasonable legal costs and disbursements including VAT thereon in connection with the grant of the lease together with the stamp duty payable (if any) on the Counterpart thereof.

VALUE ADDED TAX

Value Added Tax is payable on the rent and all other payments due under the lease.

ENERGY PERFORMANCE CERTIFICATES

EPCs have been commissioned.

VIEWING

By arrangement through the Sole Agents.

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SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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