

**PROFESSIONAL OFFICES  
WITH CAR PARKING**

**TO LET**



**DE MONTFORT HOUSE  
7A LEICESTER ROAD  
HINCKLEY  
LEICESTERSHIRE**



- **Tastefully Restored and Exceptionally Well Presented Professional Office Accommodation**
- **Total Net Internal Floor Area 80.5m<sup>2</sup> (867ft<sup>2</sup>)**
- **On Site Parking for 4 Cars • Edge of Town Centre Location**
- **Convenient for Railway Station**
- **Readily Accessible to Midlands Motorway Network**

**Property Consultants**

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## **LOCATION**

The Premises occupy a prominent position on the northern periphery of Hinckley Town Centre fronting Leicester Road (B4668) close to its junction with New Buildings, Holliers Walk and Derby Road.

The main town centre car parks are within easy walking distance and Hinckley Railway Station provides a mainline 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).

**NB. All travel distances and journey times are approximate.**

## **DESCRIPTION**

Exceptionally well presented suite of self contained professional office accommodation tastefully decorated throughout retaining many original Victorian features.

The accommodation is arranged principally on ground and first floors benefiting from gas fired central heating and is otherwise fitted out to include carpets, window blinds and fluorescent lighting. A small cellar provides useful storage.

## **ACCOMMODATION**

### **Ground Floor**

Entrance Porch		
Vestibule Hall		
Interview Room	7.8m <sup>2</sup>	(84ft <sup>2</sup> )
Reception Office	19.4m <sup>2</sup>	(209ft <sup>2</sup> )
General Office/Staff room	<u>15.8m<sup>2</sup></u>	<u>(170ft<sup>2</sup>)</u>
	43.0m <sup>2</sup>	(463ft <sup>2</sup> )

### **Cellar**

Storage

### **First Floor**

Landing		
Private Office/Board Room	17.8m <sup>2</sup>	(192ft <sup>2</sup> )
Private Office	9.7m <sup>2</sup>	(104ft <sup>2</sup> )
Bathroom/WC		
Private Office	<u>10.0m<sup>2</sup></u>	<u>(108ft<sup>2</sup>)</u>
	37.5m	(404ft <sup>2</sup> )

**Total Net Internal Floor Area      80.5m<sup>2</sup>      (867ft<sup>2</sup>)**

**NB. All dimensions and floor areas are approximate.**

## **CAR PARKING**

Four car parking spaces will be included.

### **RATING ASSESSMENT**

The premises are included in the 2017 Rating List as 'Offices and Premises' to Rateable Value £5,600.

Provided the eligibility criteria are met the ingoing tenant will be entitled to 100% Small Business Rates Relief.

### **LEASE**

The premises are offered to let on a full repairing and insuring form of lease for a term to be agreed based on multiples of three years with provision for upwards only three yearly rent reviews.

### **RENT**

**£12,500 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**

All considerations relating to this transaction are expressed exclusive of any Value Added Tax that may be payable.

### **EPC RATING**

EPC Rating 108 Band E

### **VIEWING**

By arrangement through the Sole Agents.



SJF.UA.DeMontfortHouse 080519

**SUBJECT TO CONTRACT**

### **MISREPRESENTATION ACT 1967**

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