



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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**TO LET**

£493,500 Per annum

HINCKLEY 47, HINCKLEY PARK  
HINCKLEY  
LE10 3JA

- Industrial Unit 47,000 sq ft
- 450 KVA Plus 5.5MVA available
- 45m yard depth
- 10m Haunch height

## LOCATION

Hinckley Park is strategically located adjacent to the M69 and 6.5 and 9.5 miles from the M6 and M1 respectively. The park is just a short drive from Leicester and Coventry and within an hour's drive of Birmingham and East Midlands Airports and BIFT and Hams Hall railports.

## DESCRIPTION

Hinckley Park provides occupiers with an outstanding opportunity to relocate their business to the regions premier manufacturing and distribution destination. Located on the border of the East and West Midlands, the park provides direct accessibility to suppliers, skilled labour and the Midlands supply chain.

60 Parking spaces

45m Yard depth

5 Dock doors

2 Level access doors

450 kVA plus an additional 5.5 MVA available

Available for B1/B2 & B8 use

3,340 Sq. Ft Grade A office space

50kn/Sq. M floor loading

10m Haunch height

## ACCOMMODATION

Hinckley 47 offers an industry leading specification including 10m haunch height and 45m yard and will be delivered as net zero carbon in construction and is designed to be Net Zero ready. The unit provides 47,000 sq ft GIA with 3,340 sq ft of grade A office space.

## BUSINESS RATES

Interested parties are advised to speak with the Local District Council for further information.

## EPC

Hinckley Park has a target EPC rating of "A". This is to be assessed upon completion.

## TERMS

The property is to be let by way of a new business lease with terms to be agreed between the parties.

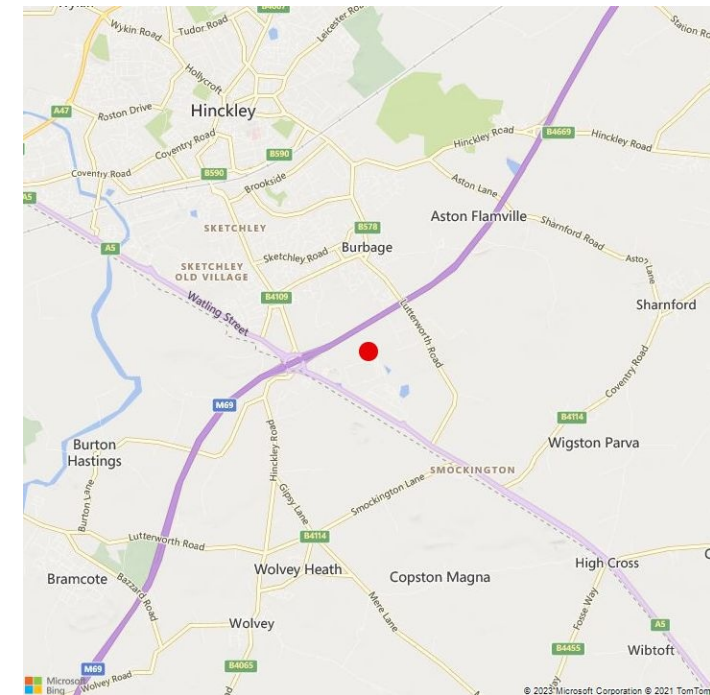
## LEGAL COSTS

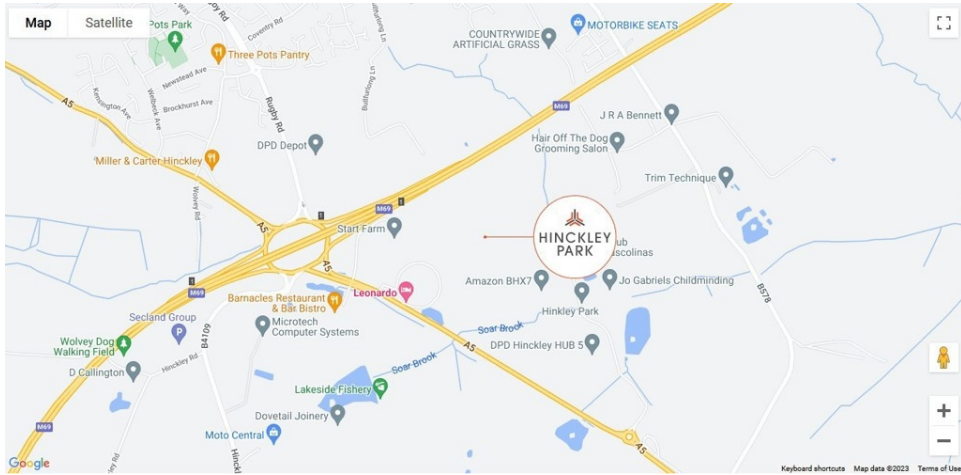
Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a

property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





**SUBJECT TO CONTRACT Disclaimer:**

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Particulars Dated February 2023

