



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£27,370 Per annum

UNITS 1 & 2, FORMER TRIUMPH
MOTORCYCLE WORKS JACKNELL ROAD
HINCKLEY
LE10 3BS

- 3,220 sq ft
- Good motorway links
- Modern warehouse for storage use
- Full repair and insure terms

LOCATION

The Property is situated on Jacknell Road, accessed via Dodwells Road and the A5. Hinckley is located just 16.5 miles for Leicester and 19.5 miles from Coventry, with excellent access to J1 of the M69, which is approximately 3 miles down the A5.

DESCRIPTION

The property is a single storey warehouse and benefits from LED lighting and 2 x roller shutter doors. The shutter doors are 3.48m height x 3.9m width. The haunch height is 4.5m and the ridge height is 4.7m. The warehouse has a disabled access WC and a small kitchen area with hot water facility.

Warehouse 3,220 Sq Ft

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £18,500.

EPC

The property is exempt from EPC regulations.

TERMS

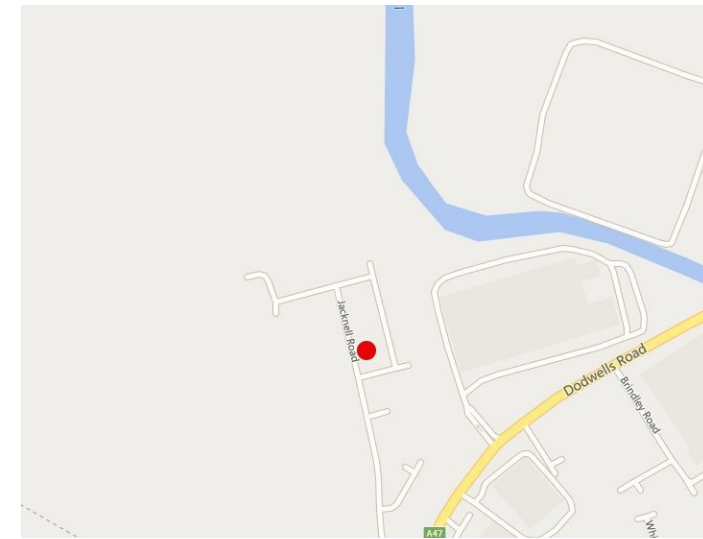
The property is to be let by way of a new business lease with terms to be agreed between the parties.

LEGAL COSTS

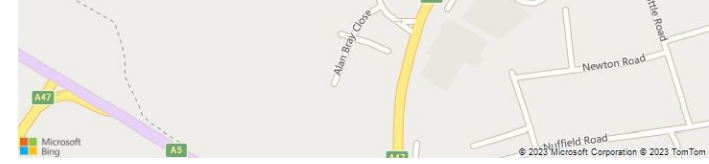
Each party to bear their own legal costs.

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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