

phillips sutton

Niche Commercial Property Agents



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Workshop / Warehouse Unit

Unit 4 Maizefield

Hinckley, Leicestershire, LE10 1YF

4,390 sq. ft

TO LET



KEY FEATURES



Workshop / Warehouse



Office Provision



Electric Roller Shutter Door



Security Shutters



Warehouse Lighting



4.63m Eaves Height

WC

Three WCs and Shower



Off-Street Parking

LOCATION :

The property is located on Maizefield, approximately 1.5 miles to the North of Hinckley Town Centre. Occupiers on the estate include City Plumbing Supplies and Interior FX.

DESCRIPTION :

Modern mid-terrace workshop / warehouse unit on an established and gated industrial estate. The property comprises warehouse, offices, two WCs, shower and kitchen at ground floor with additional offices and WC at first floor. The warehouse benefits from level access loading with electric roller shutter door, lighting and heating via gas-fired blower. The internal eaves height of the warehouse is 4.63m. The offices benefit from carpeting, lighting, and gas fired central heating. Externally the property benefits security shutters and parking for up to 6 vehicles.

PREMISES:

	AREA SQFT	AREA SQM
FF OFFICE & AMENITY	1,695	157.47
GF WAREHOUSE	1,245	115.66
GF OFFICE & AMENITY	1,450	134.70
TOTAL	4,390	407.83

CONTACT:



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TENURE:

Leasehold.

RENT:

£39,500 per annum.

RATEABLE VALUE:

£15,500.

SERVICE CHARGE:

To be confirmed.

VAT:

VAT will be charged at the prevailing rate.

LEGAL COST:

Each party will bear their own legal costs.



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