



SKETCHLEY LANE INDUSTRIAL ESTATE

SKETCHLEY MEADOWS • HINCKLEY • LEICESTERSHIRE • LE10 3EN

INDUSTRIAL AND WAREHOUSE UNITS

FROM 6,390 SQ FT (593.65 SQ M)

TO LET

UNIT 19

UNIT 2





UNIT 19



LOCATION

Hinckley is an important industrial and warehouse location within the Golden Triangle, some 10 miles equidistant between Leicester and Coventry and within 4 miles of Nuneaton.

The estate is located 3 miles south of the town centre, lying adjacent to the A5 trunk road that allows direct access to J2 of the M69. This motorway facilitates access to the M1 at Leicester J21 and J2 M6 to the west.

This estate forms part of a larger industrial area that includes Logix Park, with major occupiers DPD, Syncreon and Neovia Logistics, together with Amazon on the Hinckley Park development at the M69 / A5 interchange.



UNIT 2

// DESCRIPTION

Two self-contained industrial or warehouse units, constructed in brick / block work and upper level cladding around a steel portal frame under pitched roofs that incorporate GRP rooflights.

Internally, the units provide clear unencumbered accommodation with a concrete floor. The eaves height for Unit 2 and 19 are 5.7m (18'8") and 6.0m (19'8") respectively. Loading is facilitated via a roller shutter door within each unit that leads out onto an individual rear yard. Two-storey offices, providing open plan accommodation are constructed within the units, together with kitchen and WCs.

Car parking is available for each unit.

// ACCOMMODATION

Unit	Sq Ft	Sq M
2	6,846	636
19	6,390	593.65

Measurements are quotes on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.



UNIT 2

SERVICE YARD

// PLANNING

B1, B2, B8.

// TENURE

The units are available to let by way of new fully repairing and insuring leases for a term to be agreed.

// RENT

Upon application.

// SERVICE CHARGE

A maintenance charge is payable on a proportionate basis for the repairing and upkeep of the common areas of the estate. More information available on request.

// VAT

All sums are quoted exclusive of VAT.

// EPC

Further details available on request.

// BUSINESS RATES

Unit 2 – currently listed as Workshop and Premises and has a rateable value of £37,000.

Unit 19 – currently listed as Warehouse and Premises and has a rateable value of £34,500.

Source: VOA

// CONTACT

For further information please contact:

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