

FOR SALE

UNITS 1-4 LIME KILNS BUSINESS PARK HINCKLEY, LEICESTERSHIRE LE10 3EQ



- Modern Industrial/Warehouse Units Now To Be Built
- Units From 243.40 m² (2621 ft²) to 1082.60 m² (11,654 ft²)
- Available Individually, In Multiples Thereof (Or As A Whole)
- Eaves Height 6.5m (21'4") With Front Roller Shutter Door For Access
- PURCHASE PRICE - £110.00 per ft²

LOCATION

The subject properties form part of the expanding Lime Kilns Business Park which is located on Nutts Lane with access via a new island directly onto the A5 Watling Street at Hinckley.

Junction 1 of the M69 Motorway is approximately two miles distant allowing easy access north onto the M1 at Junction 21 and south to the M6 at Junction 2.

Hinckley itself is a market town with a population of some 55,000 inhabitants (Local Authority wider area 87,000) lying twenty miles to the south-west of Leicester.

Otherwise as a directional note from the A5 island adjacent to the petrol filling station turn onto Nutts Lane following the road round to the right, the site entrance being located at the end of the road on the right hand side.

DESCRIPTION

The properties, which are available to purchase comprise four industrial/ warehouse units which are now to be built forming part of a terrace and to be constructed around a steel portal frame, part brick and block work faced, with profile cladding to the upper elevations and similarly to the roofs which will be lined with roof lights incorporated.

The units, which have an eaves height of 6.5m (21'4") approx. will each incorporate single roller shutter doors for access and are available to purchase individually, in multiples thereof, or as a whole.

All the units are being constructed to a shell finish, albeit the developer can also provide internal fit outs to include offices etc. (to the purchaser's specifications) at prices to be confirmed.

ACCOMMODATION

Unit 1	243.00 m ² (2621 ft ²)
Unit 2	244.00 m ² (2637 ft ²)
Unit 3	279.00 m ² (3001 ft ²)
Unit 4	316.00 m ² (3405 ft ²)
TOTAL	1082.62 M² (11,654 FT²)

All areas above are approximate and are provided on a gross internal area basis as provided for in the Architect's drawings proposed for the scheme.

SERVICES

Our understanding is that all mains services will be connected to the units.

TENURE/PURCHASE PRICE

The available units are to be sold on the basis of new 125 year leases subject to the payment of a fixed ground rent with a service charge arrangement in respect of estate management costs etc.

The units which are to be constructed to a shell finish are available at the following prices.

Unit 1 - £290,000

Unit 2 - £290,000

Unit 3 - £330,000

Unit 4 - £375,000

VAT will also be payable on the purchase prices in each case.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

At the time of preparation of these details (March 2018) the Vendor had elected to charge VAT on the sale price.

LEGAL COSTS

Both parties are to be responsible for their own legal costs in this case.

ENERGY PERFORMANCE CERTIFICATION

EPC's will be provided on completion.

LOCAL AUTHORITY

Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Tel: 01455 238 141

RATES

The Rateable Value in each case is still to be assessed.

VIEWING

By arrangement with:-

LOVEITTS COMMERCIAL

Telephone: 024 7622 8111

e-mail: coventry.commercial@loveitts.co.uk
(Ref. JRP)

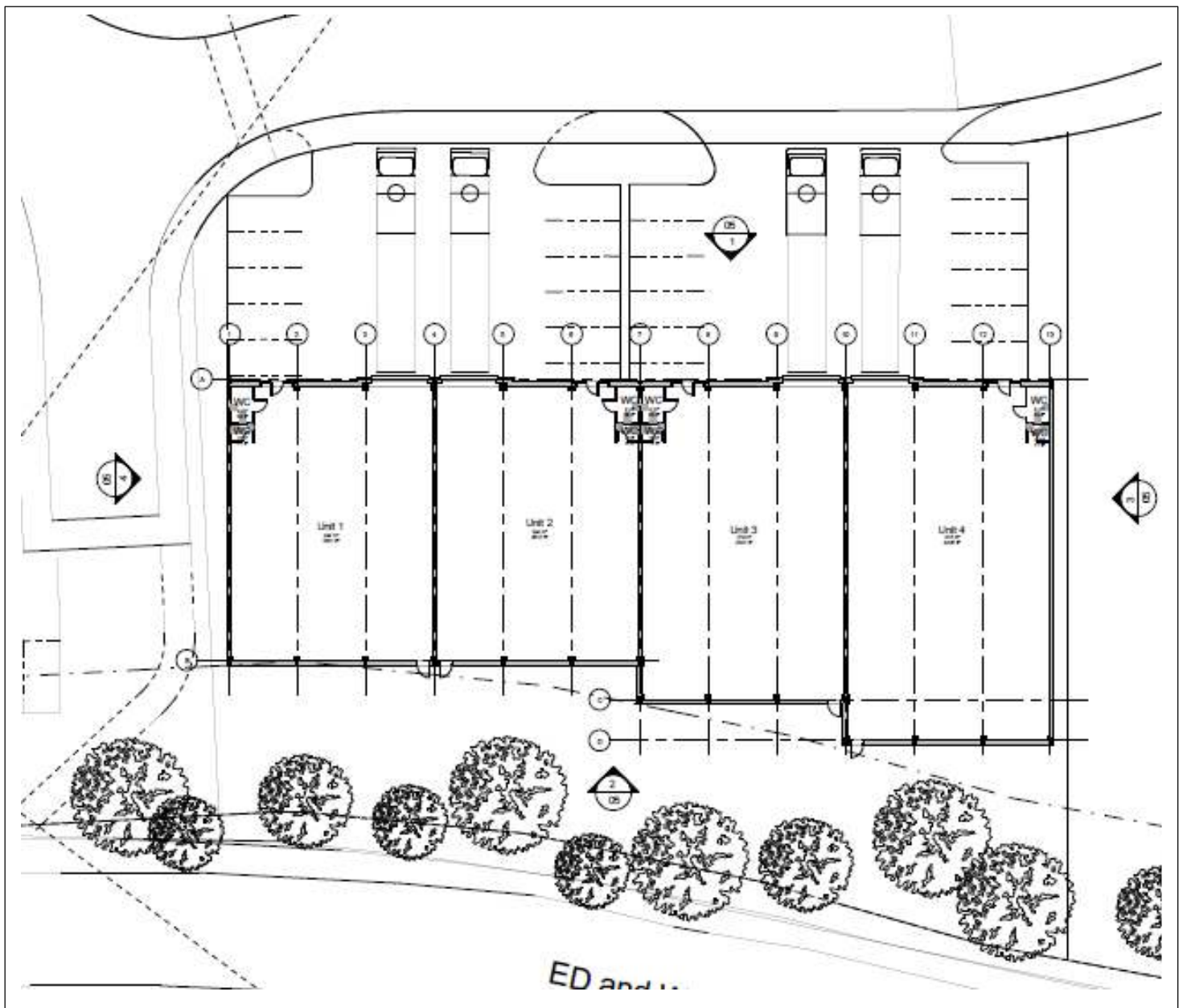
JOINT AGENT

WARDS COMMERCIAL

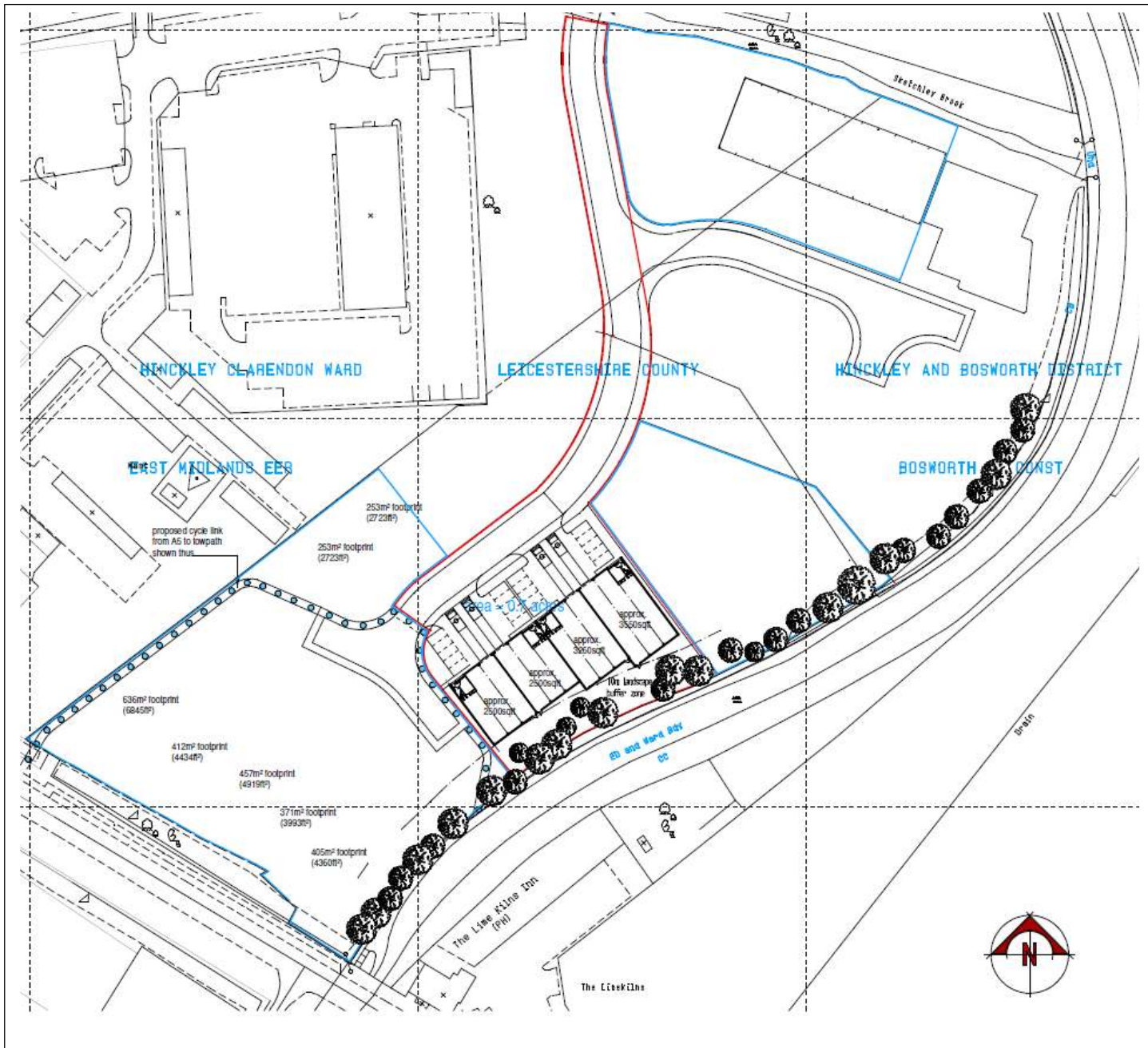
Telephone : 01455 251 771

For the att. Ben Moore

e-mail : info@wardssurveyors.co.uk



Lime Kilns Business Park, Hinckley, Leicestershire



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