



**6 Brindley Road, Hinckley LE10 3BY**

**OIRO £300,000**



#### **LOCATION**

The premises are situated on the Dodwells Bridge Industrial Estate, ideally located just 13 miles south west of Leicester. The location benefits from good motorway links with the M69 and M1, located within 3 and 13 miles respectively.

#### **DESCRIPTION**

The property comprises predominantly ground floor industrial space with accompanying office spaces both ground and first floor towards the front of the premises. Ground floor industrial space benefits from two roller shutter doors, the larger of which measures 14'10"H x 13'W. The unit also has WC, kitchen facilities and a large service yard of 6243 sq ft (580 sq m).

#### **ACCOMMODATION**

The available accommodation is arranged on ground and first floor as follows:

|                              |          |             |
|------------------------------|----------|-------------|
| Ground Floor Industrial Area | 711 sq m | 7,655 sq ft |
| Ground Floor Offices         | 70 sq m  | 756 sq ft   |
| First Floor Offices          | 70 sq m  | 756 sq ft   |

Ground floor Industrial space divided into 4 open areas detailed as follows:

|   |
|---|
| 2557 sq ft. Eaves maximum 22'01" minimum 19'07" |
| 2018 sq ft. Eaves maximum 15'08" minimum 10'    |
| 1540 sq ft. Eaves maximum 9'11" minimum 9'11"   |
| 1540 sq ft. Eaves maximum 9'11" minimum 9'11"   |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### **LEASE**

99 Year long lease from Hinckley and Bosworth Borough Council ending 25/03/2083 (68 years remaining). Current ground rent of £9,500 p.a. subject to 5 yearly reviews.

#### **PRICE**

Offers in the region of £300,000 are sought for the long leasehold interest.

#### **RATING**

We understand from the Rating Department of Hinckley and Bosworth Borough Council that the property is assessed for rating purposes as follows:

Rateable Value £39, 250  
Rates Payable £18, 918

#### **USER**

B1 / B8 – Light Industry / Storage and Distribution

#### **POSSESSION**

Immediately

#### **LEGAL COSTS**

Each party to bear their own legal costs incurred in the preparation of the Lease and Counterpart.

#### **EPC RATING**

TBC.

#### **VIEWING**

Strictly by appointment with the Sole Agents

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