

Under Offer

Light Industrial



Unit D3-D4

Harrow Brooke Industrial Estate, Fleming Road,
Hinckley LE10 3DU

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

12,355 Sq Ft
£105,000 Per Annum

Key Features

- Well located estate for national road network
- 6.46 Eaves height
- Three phase power
- Plenty of external parking
- 2 Roller shutters
- Well located for Hinckley Town Centre



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Location

The property is situated at the eastern end of Fleming Way, in the Harrowbrook Industrial Estate, Hinckley. Located 2.5 m from Hinckley Town centre, the estate is exceptionally well located for the A5, with the Dodwells Roundabout being 500m from the subject property. The A5 connects to the M1 at its eastern end and the M42 at western end, giving access to the wider national road network thereafter. Hinckley town central train station is 2 km from the unit.

Description

The property is of steel portal frame construction with half height brick elevations and the upper area metal clad. The unit has eaves height of 6.46m and two roller shutter entrances 4.25m in width and 5.02m in height. The combined units are to be refurbished internally and externally. Currently included within the accommodation is a single storey entrance area to the front that includes two offices, male and female WC facilities. The unit benefits from three phase power and a security alarm. Externally there is ample parking spaces to the front and the side of the unit. The property is set for refurbishment, works will include:

Roof and gutter repair and refurbishment

New roof lights

Redecorate internally throughout

ESG works to remove Gas and install LED lighting throughout.

Accommodation

Area	Sq Ft	Sq M
Warehouse	11,131	1,034.07
Office 1	733	68.1
Office 2	490	45.52
Total	12,355	1,147.78

Business Rates

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/162423046>

Tenure

New Fully Repairing and Insuring Lease for a term of years to be negotiated.

VAT

This property is registered for VAT (Value Added Tax).

**Unit D3-D4, Harrow Brooke Industrial Estate,
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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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