



Newton Road, Hinckley, LE10 3DS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£400,000

- Situated on Harrowbank Industrial Estate, off Newton Road, Hinckley
- Freehold industrial property – offers invited in the region of £400,000
- Comprising steel-portal-frame workshops with additional lean-to and open-fronted bays
- Rateable Value: £8,500
- Planning Use Class: B2 (General Industrial)
- Excellent access to M69, Hinckley railway station, and nearby Midlands cities

A well-located freehold industrial/workshop premises on Harrowbank Industrial Estate, Hinckley. The property offers versatile B2 accommodation suitable for manufacturing, engineering, or storage uses, with good access to the M69, M1, and M6 motorway networks.

Location

The property is situated on Harrowbank Industrial Estate, Hinckley, off Newton Road which links to Coventry Road (B4666). The estate comprises a mix of industrial and warehouse units with nearby commercial occupiers and some residential housing to the south.

Hinckley offers excellent transport links, with the M69 (connecting the M1 and M6) approximately 2.5 miles away and Hinckley railway station around 1.5 miles east, providing regular services to Leicester, Birmingham and Nuneaton. Birmingham Airport lies about 15 miles to the west.

Description

The main warehouse is of steel portal frame construction faced with concrete panelled elevations beneath a shallow pitched, double bay roof covered with corrugated asbestos cement panels. The small extension to the front elevation is of traditional masonry construction faced with painted breeze blocks. The lean-to structure comprises a breeze block wall surmounted with profile steel cladding beneath a pitched profile steel roof.

The open fronted warehouse is of steel portal frame construction with steel profile cladding to the side elevations and the roof. The accommodation is set on 0.19 acres. The property comprises a two-bay, single-storey warehouse with a small front extension. The accommodation provides a spacious open-plan workshop area together with ancillary office space, including two WCs, a small kitchen and several offices or storage rooms.

The main warehouse offers a maximum working height of approximately 2.48m and an eaves height of 3.11m, with an additional lean-to section featuring a manual roller shutter door (3m high x 3m wide) and an eaves height of 3.4m. To the south-western boundary, there is also a separate open-fronted warehouse, providing useful covered external storage.

Services

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

Tenure

The freehold is offered to the open market, exploring offers in the region of £400,000.

Energy Performance Certificate

EPC: D 98

Business Rates

Current Rateable Value: £8,500

Planning

Class B2 (General Industrial) under the Town and Country Planning (Use Classes) Order 1987 (as amended).

VAT

It is understood that the property is not elected for VAT and therefore will not be charged as additional

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk