

# INDUSTRIAL UNIT



Unit 8-9 Greenfields Business Park, mid-terrace  
business unit

## 8-9 GREENFIELDS BUSINESS PARK HINCKLEY

**Location** Wheatfield Way, LE10 1BB

**Description** Workshop unit with toilet and  
kitchenette.

**Size** 2,050 ft<sup>2</sup> (approx. gross)  
190 m<sup>2</sup> (approx. gross)

**Lease** 3 year term

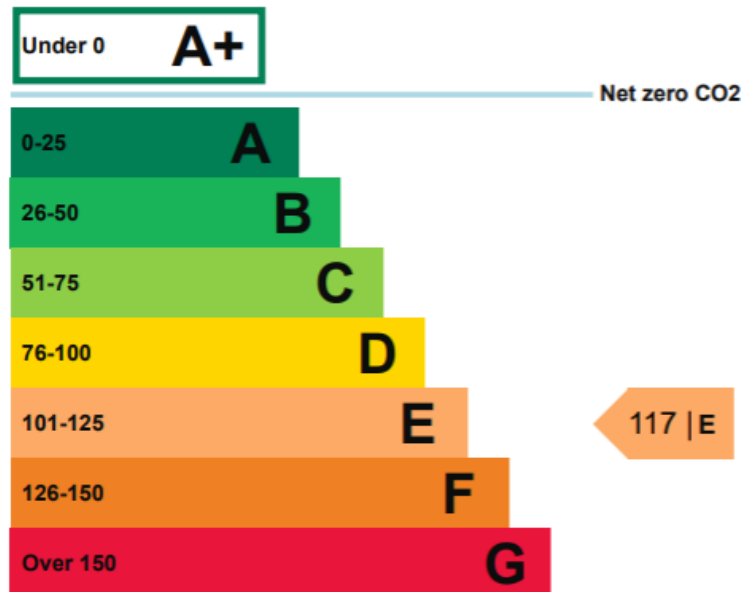
**Usage Class** Light Industrial Eg(i)(iii)



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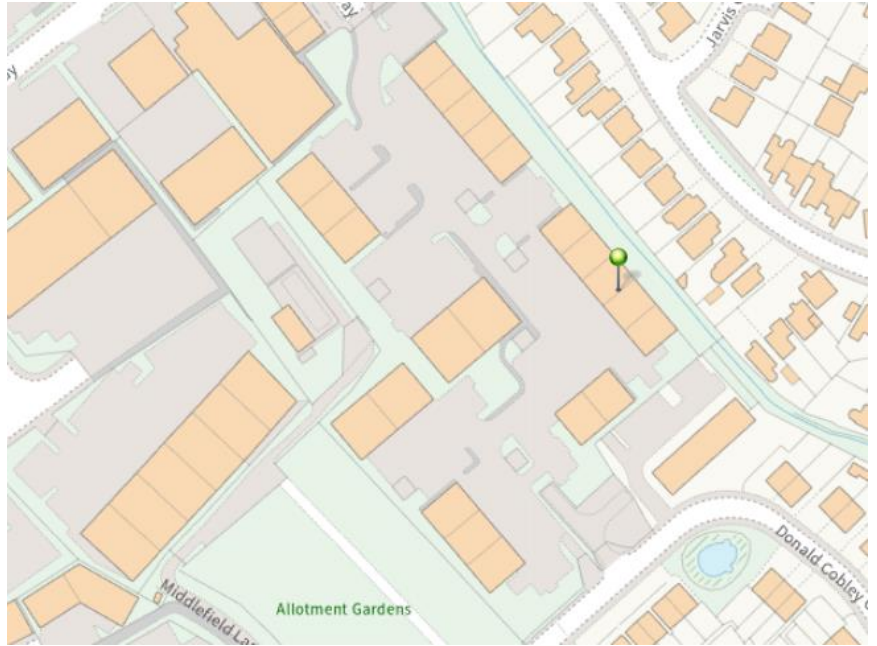
# DETAILS

<b>Accommodation</b>	Workshop space with powered sectional door, DDA WC and kitchen unit. 4 allocated parking spaces
<b>Rent</b>	£18,000 + VAT pa £1,500 + VAT per month
<b>Service Charge</b>	£576 + VAT pa
<b>Estimate</b>	£48 + VAT per month
<b>Insurance</b>	By monthly recharge
<b>Payment Terms</b>	Monthly by Direct Debit
<b>Costs</b>	Tenant to pay Council's reasonable surveyor's and legal costs
<b>Rateable Value</b>	£13,750
<b>Gross NNDR 2024</b>	£6,861
<b>Energy Rating</b>	E (117)



# MAP

[Google Maps](#)



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## Interested?

To arrange a viewing contact **Matt Burns** on:

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