

CROMA

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To Let 15,239 sq.ft

**Modern unit, suitable for a variety of occupiers.
Recreation / industrial / warehouse / garage.**

Fully refurbished with offices.

On the popular & established Harrowbrook Industrial Estate.



**Unit 9E, Newton Road, Harrowbrook Ind Estate,
Hinckley, Leicestershire LE10 3DS**

15,239 sq.ft

1,415 sq.M

Only £4.50 sq.ft

£68,576.00 per annum

- Good height, Apex 8.6M, Eaves 5.3M
- Ideally positioned A5 / A47 / B666 junction
- M69 / J1 only 3 miles, with easy access via A5
- High bay distribution warehouse
- 5M drive-in front-loading electric roller shutter
- Intermodal Freight Terminal, within 10 miles



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The unit is located on the popular and established Harrowbrook Industrial Estate.

The unit enjoys excellent road links, Ideally positioned next to A5 / A47 / B666 junction.

M69 motorway J1 Junction is within 3 miles with easy access via A5

Hinckley Town Centre is within 2 miles. Intermodal Freight Terminal is within 10 miles.

Nearby occupiers include Travis Perkins, Howdens, Triumph Motorcycles, Hammonds Furniture, V12 Cars, J B Tool Hire, Hinckley council waste facility, South Leicester Collage, KFC, Screwfix, Premier inn, Trinity waterside marina and others.

Fees Each party pays their own fees

EPC Rating Available on request

Terms New lease, number of years to be agreed.

Rent £68,576.00 per annum exclusive (£4.50 sq.ft)

Rent increases 3.5% per year

Service charge No service charge payable

Estate charge No estate charge payable

VAT All figures quoted are exclusive of VAT

VAT Will be charged at the prevailing rate

Possession Upon completion of lease

Illegal use Unit, subject to periodic inspections

Viewing

Croma Ltd, 511 Uppingham Road, Leicester LE5 6QB

Contact Bill Singh

Mobile 07 803 28 44 26

Office 0116 241 95 45

Email Bill@CromaLtd.com

Web www.CromaLtd.com

Location SAT NAV: LE10 3DS

| ACCOMMODATION | SQ Feet Approx. |
|------------------------------|--------------------|
| Clear open rectangular space | 13,377 |
| Offices, kitchen, Amenities | 1,862 |
| TOTAL 1,415 sqM | 15,239 |

The unit benefits

Suitable for a variety of occupiers
Established sought after industrial location
Gas, single & 3 phase power
Skylights, providing good natural light
Intermodal Freight Terminal within 10 miles
Good height, ideal for mezzanine floor
Apex height 8.6M / Eaves height 5.3M
Clear, workable, open rectangular space
5M drive-in electric front-loading roller shutter
New steel security doors
Monitored newly fully fitted Intruder alarm
New high bay LED warehouse lighting
Solid level concrete floor throughout
No working hours restrictions
Kitchen with dining area
Ladies & gents toilet blocks
Only 3 miles from M69 junction 1
Unit access 365 days, 24/7
Ideally positioned A5 / A47 / B666 junction

The offices benefits

Two story offices & reception to building front
Single, double & open plan offices
Offices double glazed with good natural light
Site fully covered with new CCTV system
Offices, carpeted, painted & Led Lighting
Ladies & gents toilet blocks
New large, fitted kitchen & canteen

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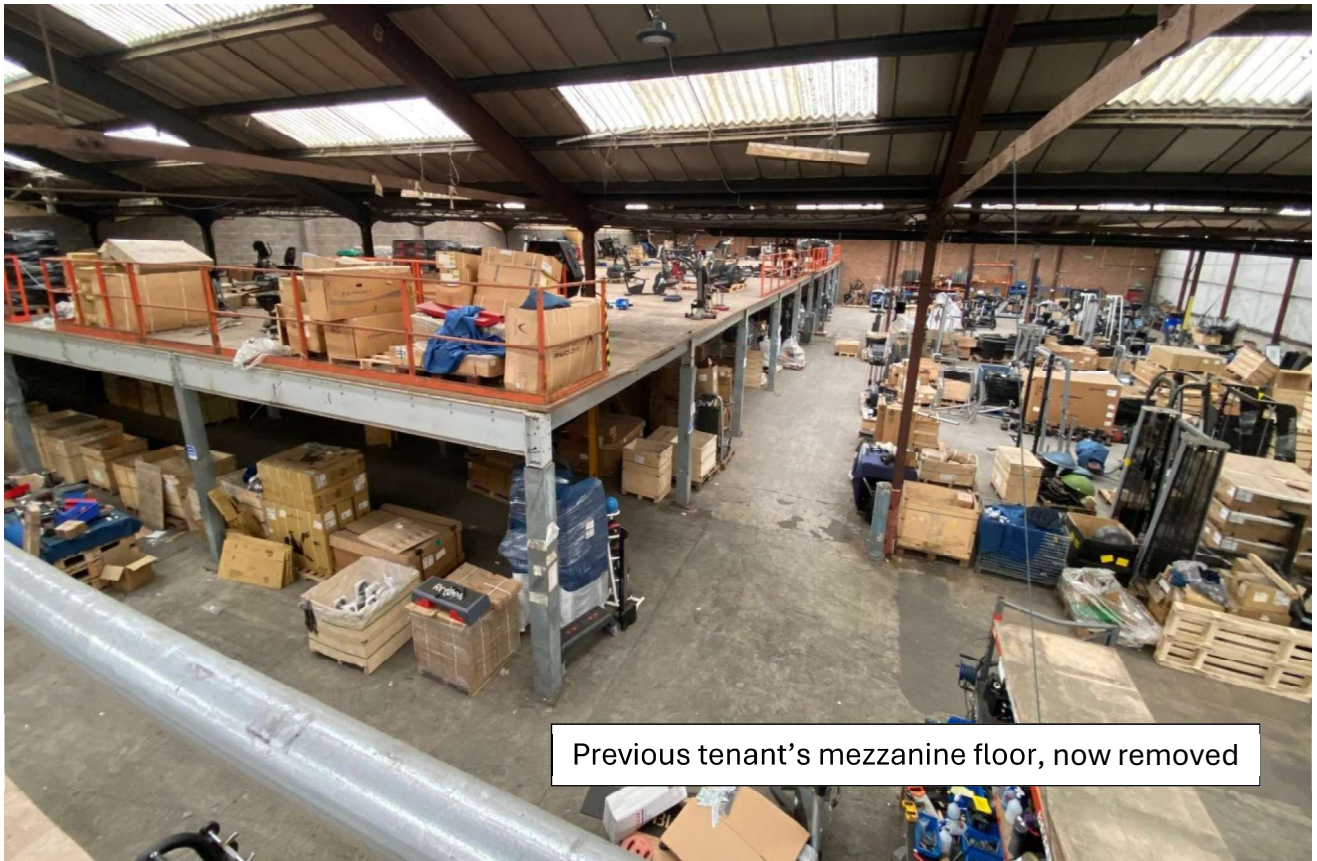


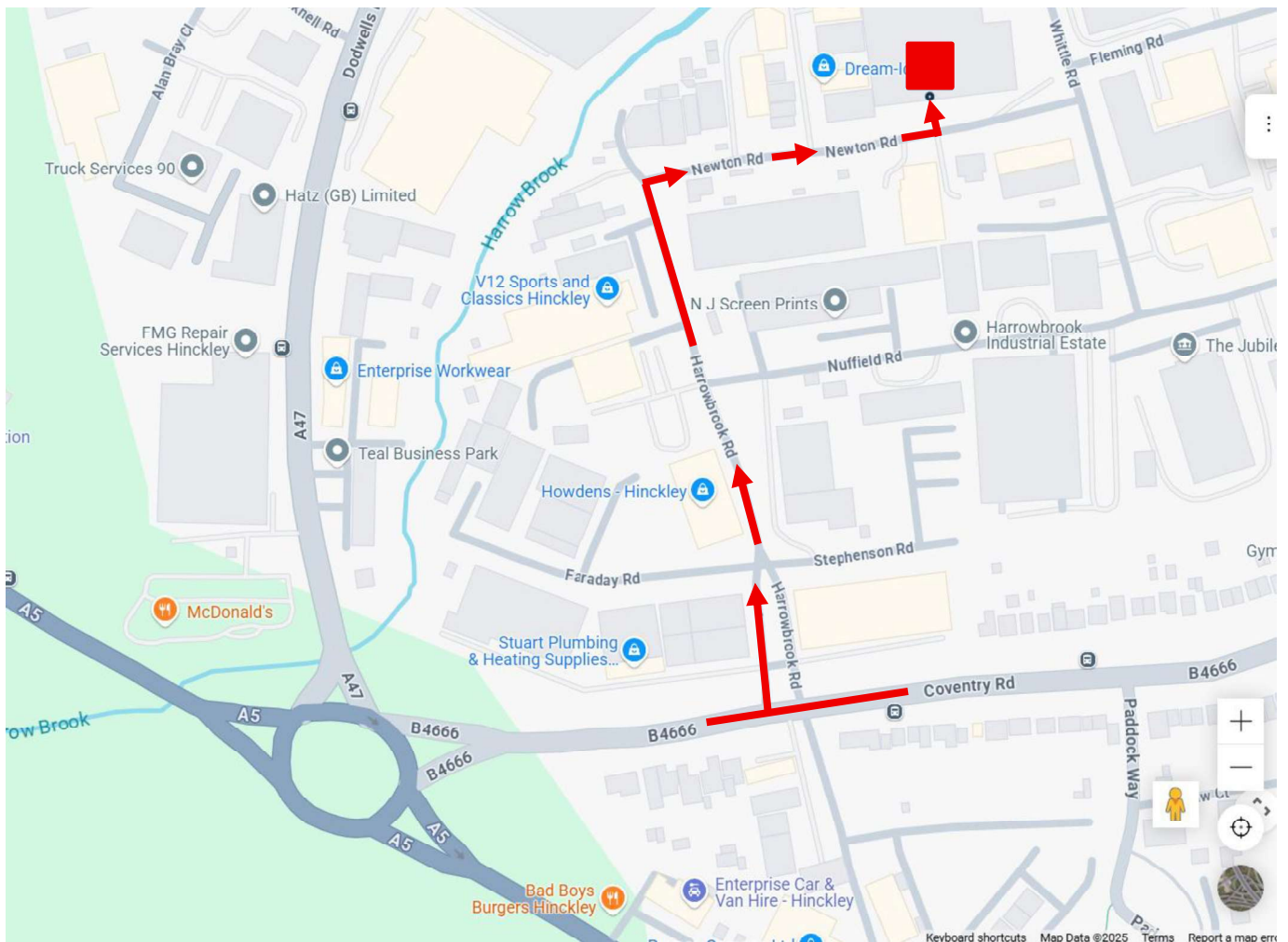


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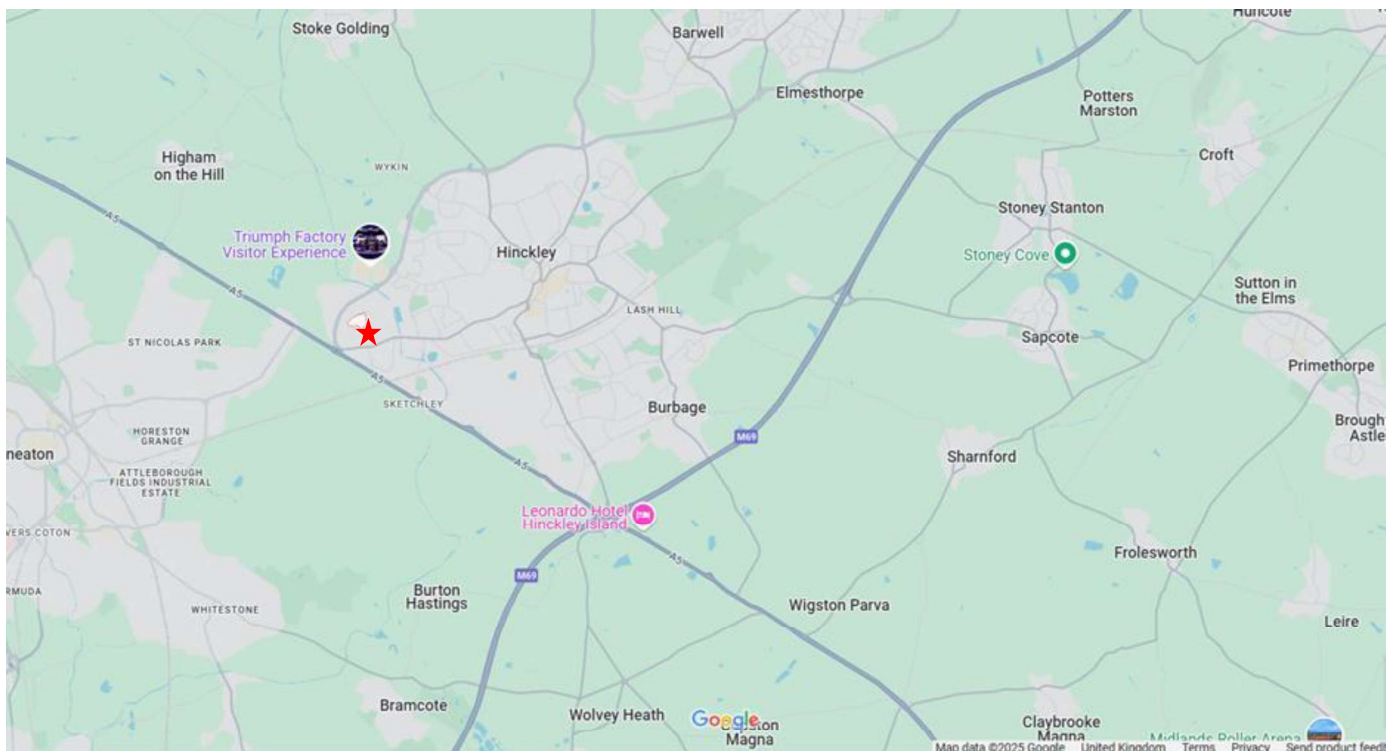
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