

**MATHER  
JAMIE**

01509 233433

**11 Phoenix Park  
Telford Way  
Coalville  
LE67 3HB**

**TO LET**  
**£18,500 pax**

**INCENTIVE AVAILABLE**

£3,750 saving on agreement of a 5 year lease term  
(subject to contract)



**High Quality Offices**

**139.08 sq m (1,497 sq ft)**

# 11 Phoenix Park, Telford Way, Coalville, Leics, LE67 3HB

## DESCRIPTION

The property is a modern two-storey office of traditional brick and tile construction offering open plan office accommodation on two floors. The offices benefit from carpeting throughout, suspended ceilings with inset Category 2 lighting, electrically heated with double-glazed windows and an electric entry system.

## ACCOMMODATION

Ground Floor	63.07 sq m	(679 sq ft)
First Floor	76.01 sq m	(818 sq ft)
<b>Total NIA</b>	<b>139.08 sq m</b>	<b>(1,497 sq ft)</b>

## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

**£18,500 (eighteen thousand pounds five hundred pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.



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## BUSINESS RATES

Local Authority: North West Leicestershire  
Period: 2024/2025  
Rateable Value: £18,750

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 71 within Band C. The EPC is valid until 25 February 2028.

## PLANNING

We understand the premises have authorised planning consent under Class E (offices) of the Town and Country Planning (Use Classes) Order 1987.

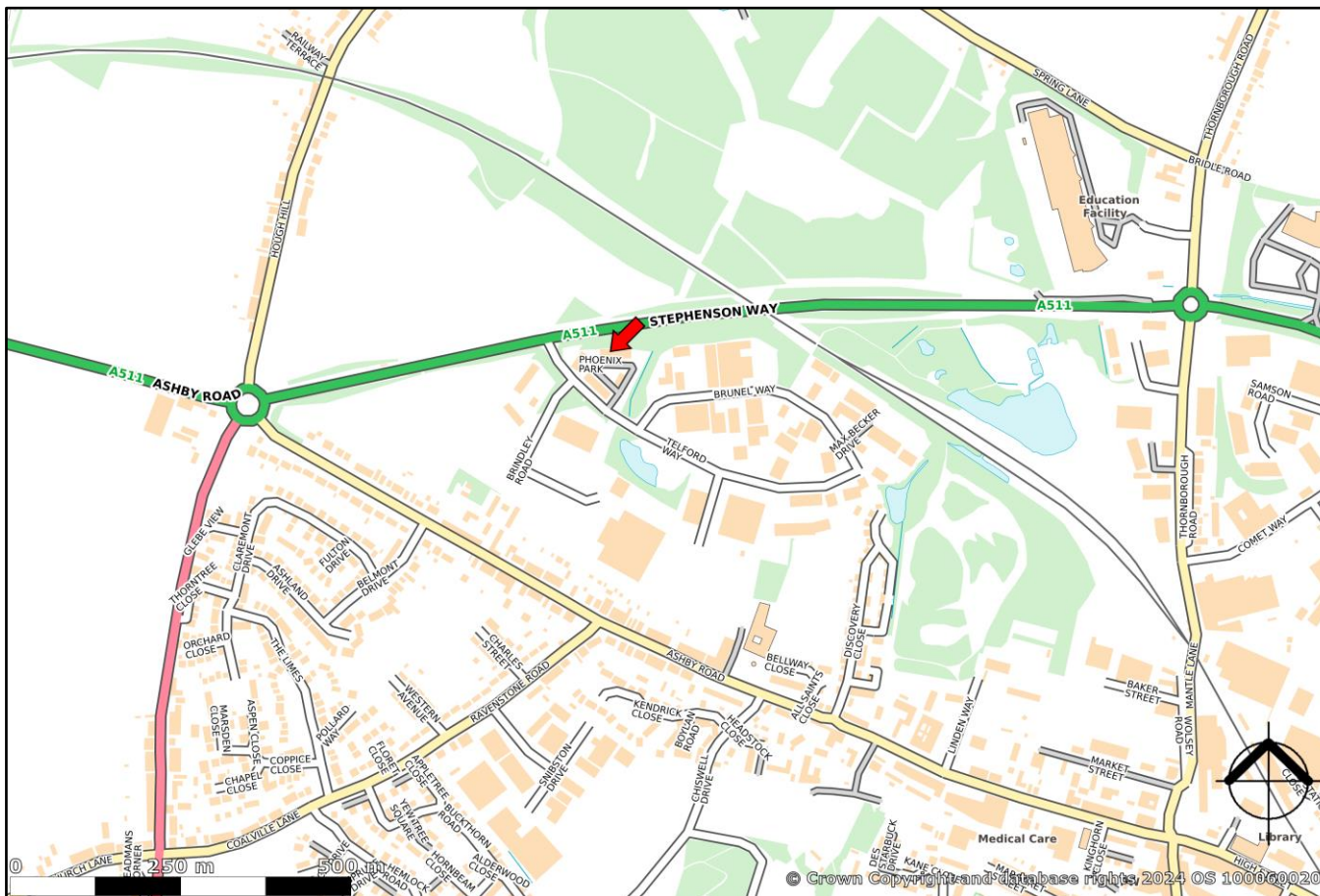
Interested parties are advised to make their own enquiries of the local planning authority.



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## LOCATION

The property forms part of Phoenix Office Park in a highly prominent corner office development at the junction of Stephenson Way and Telford Way on the Stephenson Industrial Estate. Ideally positioned on the Coalville ring road the property offers superb communications to the M1 and A42/M42 motorways.



## CONTACT:

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### IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations