

**MATHER
JAMIE**

01509 233433

**Unit 1 Property Court
Telford Way
Stephenson Industrial Estate
Coalville LE67 3HE**

**TO LET
£17,500 pax**



Warehouse & Offices

**191.01 sq m (2,056 sq ft)
plus mezzanine**

Unit 1 Property Court, Telford Way, Stephenson Industrial Estate, Coalville, LE67 3HE

DESCRIPTION

The subject property consists of a modern, purpose-built, detached warehouse and office of steel portal frame construction, up and over loading doors, solid concrete flooring with an internal clearance to eaves of approximately 6.71m.

The ground and first floor offices benefit from suspended ceilings, inset LED lighting, carpeting, perimeter trunking and radiators.

There is also an additional mezzanine office.

Externally the property benefits from 6 car parking spaces.

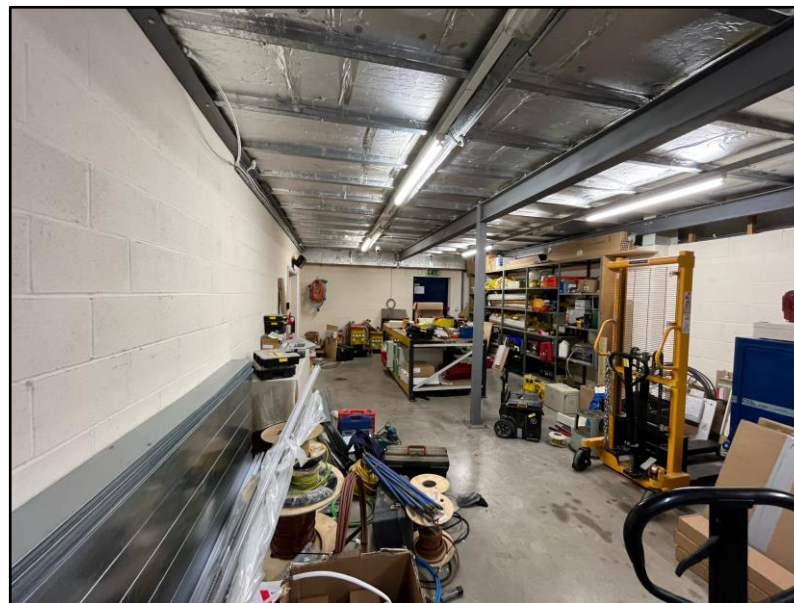
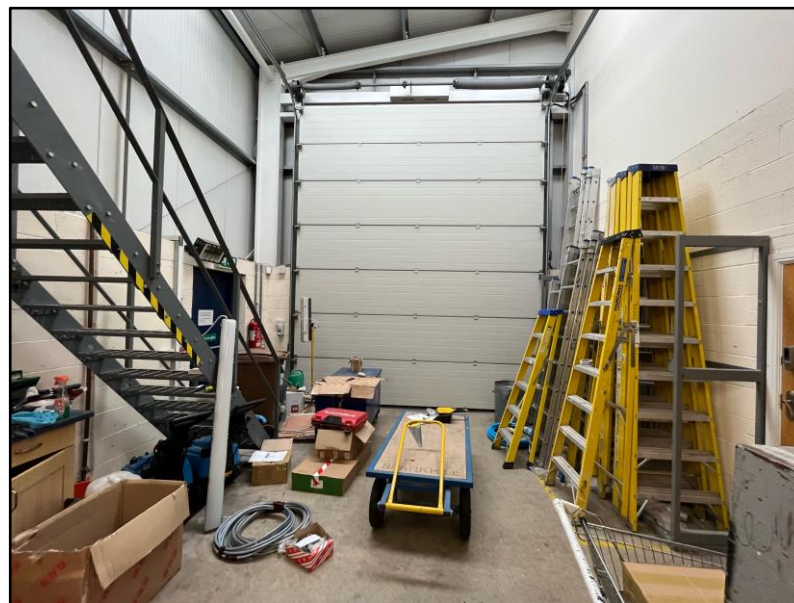
ACCOMMODATION

Ground Floor		
Workshop & Offices	169.44 sq m	(1,824 sq ft)
First Floor		
Offices	21.57 sq m	(232 sq ft)
Mezzanine Office	58.35 sq m	(628 sq ft)
Total GIA exc Mezzanine	191.01 sq m	(2,056 sq ft)

NB: The Landlord will be occupying part of the first floor office space as shown on the floor plans within this brochure.

TENURE

The property is available by way of a new lease on terms to be agreed, on a fully repairing and insuring basis.



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RENT

£17,500 (seventeen thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: North West Leicestershire
Period: 2023/2024
Rateable Value: £8,900

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

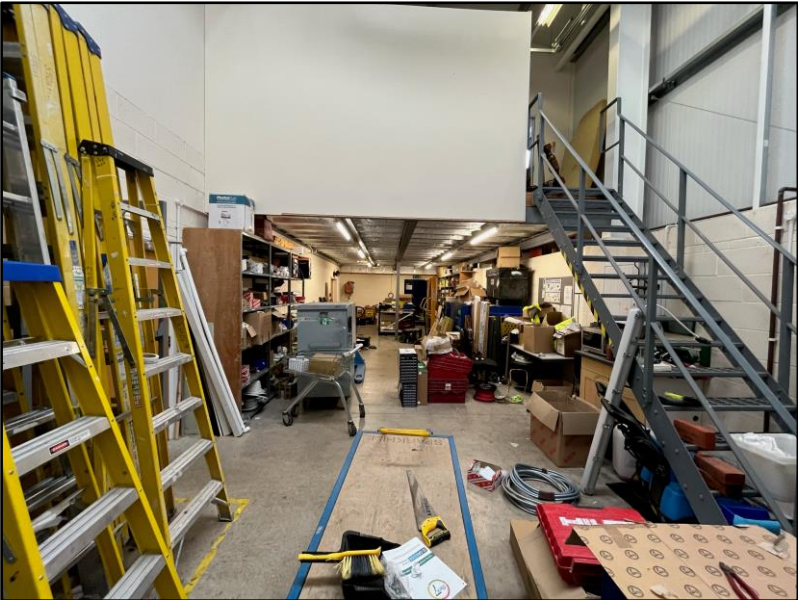
The property has an Energy Performance Asset Rating of 50 within Band B. The EPC is valid until 5 August 2029.

PLANNING

We understand the premises have authorised planning consent under Class E (light industrial) / B8 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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CONTACT:

Fraser Hearfield BSc (Hons)
fraser.hearfield@matherjamie.co.uk
07377 294108

Charlie Lallo MRICS
charlie.lallo@matherjamie.co.uk
07751 752280



**3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk**

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