

**MATHER
JAMIE**

01509 233433

**Unit 2 Cartwright Court
Cartwright Way
Forest Business Park
Bardon Hill, Coalville, LE67 1UE**

**FOR SALE
£335,000**



Sale & Leaseback Investment

178.84 sq m (1,925 sq ft)

Unit 2 Cartwright Court, Cartwright Way, Forest Business Park, Bardonia Hill, Coalville, Leics, LE67 1UE

DESCRIPTION

High-quality, mid-terrace modern two-storey offices benefitting from double glazing, open plan layout with internal non-structural partitioned offices/meeting spaces, kitchen and male/female WCs.

The offices benefit from suspended ceilings inset LED lighting and wall-mounted electric heaters.

Externally the property benefits from 9 dedicated car parking spaces.

ACCOMMODATION

Ground Floor	84.88 sq m	(914 sq ft)
First Floor	93.96 sq m	(1,011 sq ft)
Total NIA	178.84 sq m	(1,925 sq ft)

TENURE

The property is available freehold, subject to a leaseback to the Vendor for a new 10 year term at an initial rent of £23,670 per annum. There would be an upward only open market rent review at the 5th year of the term.

PRICE

£335,000 (three hundred and thirty five thousand pounds) reflecting a gross yield of approximately 7%.

VAT

VAT will be charged on the sale price.



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SERVICE CHARGE

There is a service charge in place on the site. The current charge for Unit 2 Cartwright Court is £300 plus VAT per quarter, which is payable by the tenant.

BUSINESS RATES

Local Authority: North West Leicestershire
Period: 2023/2024
Rateable Value: £24,750 + £450 for car parking spaces

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 46 within Band B. The EPC is valid until 19 February 2033.

PLANNING

We understand the premises have authorised planning consent under Class E 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

Coalville is an industrial town in the district of North West Leicestershire with a population at the 2011 census of 34,575. It lies on the A511 trunk road between Leicester and Burton upon Trent, close to Junction 22 of the M1 motorway where the A511 meets the A50 between Ashby de la Zouch and Leicester. It borders the upland area of Charnwood Forest to the east of the town.

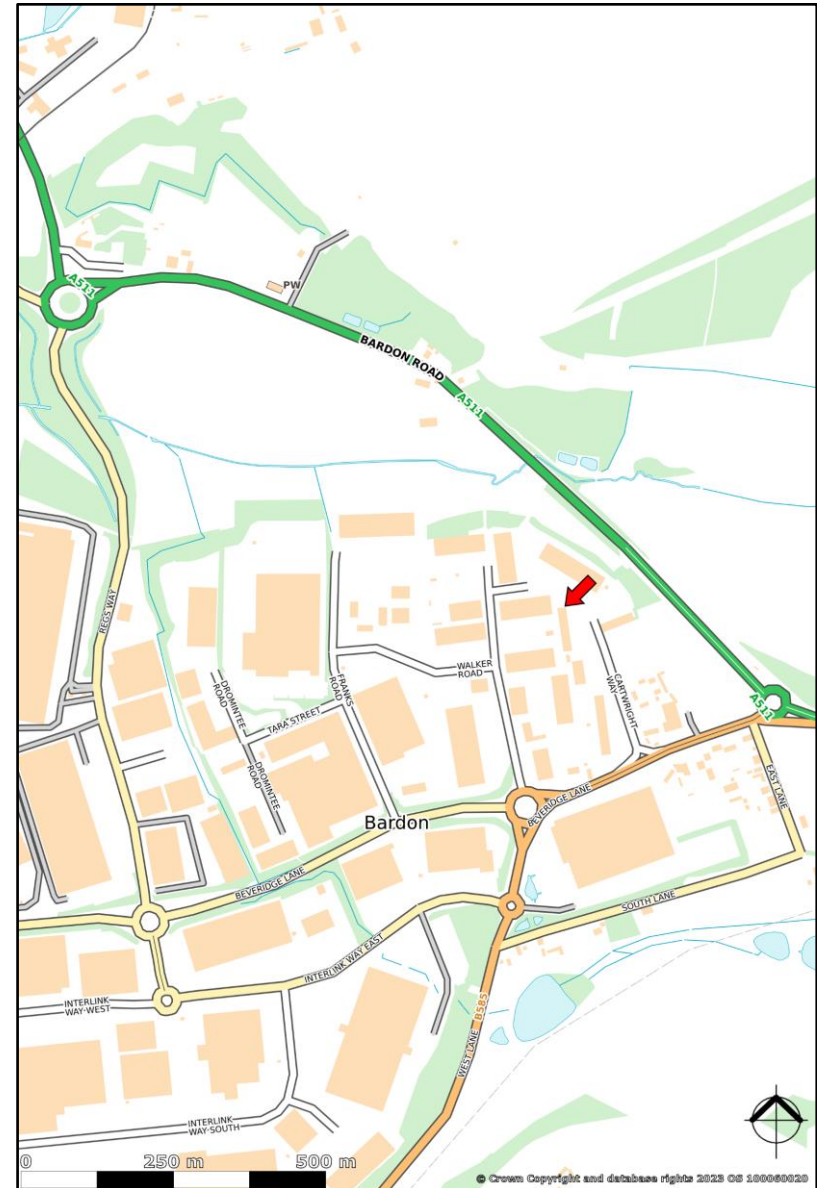
Forest Business Park is less than two miles from Junction 22 of the M1 motorway and via the A511 provides swift access to the M42 and M1 with excellent road communications to the East and West Midlands.

The property is located on Bardon Hill and nearby occupiers include Wilson Developments headquarters and David Wilson Homes at this prestigious position.

 **what3words:**
///dock.gliding.pelt

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



CONTACT:

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

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



**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