



TO LET

Workshop & Offices with Yard

Market Street + Coalville + Leicestershire + LE67 3DX



2,818 Sq Ft
(261.8 Sq M)

£18,500 Per Annum



Secure yard



**Workshop with
offices to front**



**Rear storage
unit**



Good road links



**Town centre
location**



**Available
immediately**

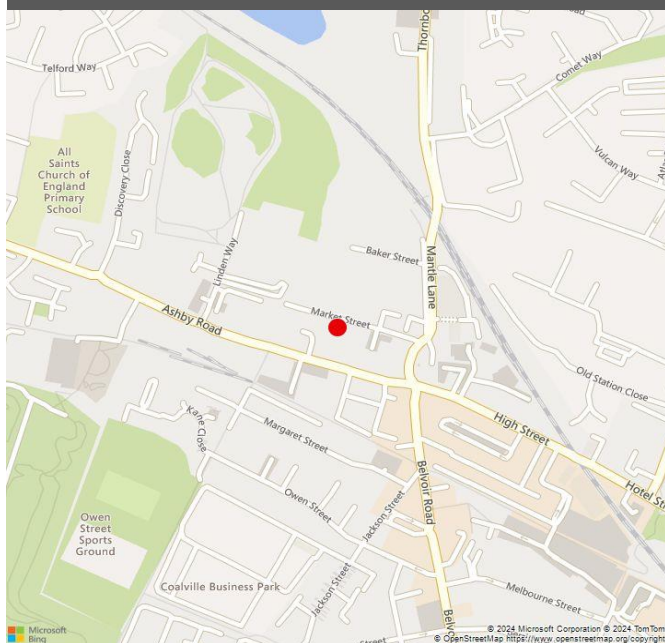
LOCATION

The premises are located to the south side of the Market Street industrial area, which is a cul-de-sac leading off from Memorial Square, in the centre of Coalville.

Memorial Square inter-connects with Mantle Lane and High Street, with the former leading directly through the A511 Outer Ring Road at Stephenson's Way.

High Street is an arterial route through Coalville and forms part of the main retail centre, with industrial estates leading off, predominantly to the North.

The Property



SAT NAV: LE67 3DX

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Front Unit – Workshop & Offices	1,142	106.1
Rear Unit – Storage	1,340	124.5
Rear Unit – Mezzanine	336	31.2
TOTAL	2,818	261.8

DESCRIPTION

The premises comprises a secure site with two detached buildings in addition to a yard of L shaped proportion.

The front unit is of cavity brick and timber truss construction currently set out to provide workshop and staff ancillary, with loading to the workshop available by way of a timber bi-folding door off the central yard. Fluorescent strip lighting, gas central heating, and data cabling is provided throughout the offices.

The rear unit is of steel construction with truss roof clad in profile sheeting, offering an eaves height of circa 4.4m. Access is provided by way of full height sliding doors to the front and rear elevations. A small mezzanine occupies the right-side section with 2m clearance above.

RATING ASSESSMENT

Rateable Value (2023):	£11,500
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£5,739*

*Small businesses may benefit from rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

TERMS

A new lease is available for a period to be agreed at an initial rent of **£18,500 Per Annum** exc.

VAT

Prices are quoted excluding VAT.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

Joe Dodd
jpd@andash.co.uk
07541 637 028

Conrad Gray
csg@andash.co.uk
07842 426 936

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in