



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£7,000 Per annum

UNIT 4 ENTERPRISE HOUSE  
COALVILLE | LE67 3LA

- Ground floor office
- Self-contained with kitchen and WC
- Individual Offices
- Suspended ceilings

## LOCATION

Enterprise House is located on Ashby Road within easy walking distance of Coalville Town Centre and its many amenities. Coalville is located on the A511 between Leicester and Burton upon Trent, approximately 4 miles from the M1 Junction 22 and less than 4 miles from Ashby-de-la-Zouch.

## DESCRIPTION

Enterprise House is an office complex containing a number of self-contained office suites. Office 4 is a self-contained single storey office located within the courtyard entrance to the complex. The office benefits from suspended ceilings, CAT 2 lighting, gas fired central heating, a reception area with an office to the rear, kitchen area and disabled WC. The office benefits from 2 allocated car parking spaces.

## ACCOMMODATION

The offices have been measured in accordance with the RICS Code of Measuring Practice and provide a total NIA of 71.07 Sq m (765 Sq ft).

## SERVICE CHARGE INFORMATION

There is a service charge payable, quarterly and in advance, that covers the following items: Water rates, Heating, Refuse collection, Caretaker services, Grounds maintenance, Landscaping, Common parts electricity, Buildings insurance.

## BUSINESS RATES

As of April 2026 the office has a Rateable Value of £6,100. According to the Valuation Office Agency website if this is your only business premises you may be exempt from paying Business Rates. Please contact North West Leicestershire District Council for more information.

## EPC

The EPC is currently being reassessed.

## TERMS

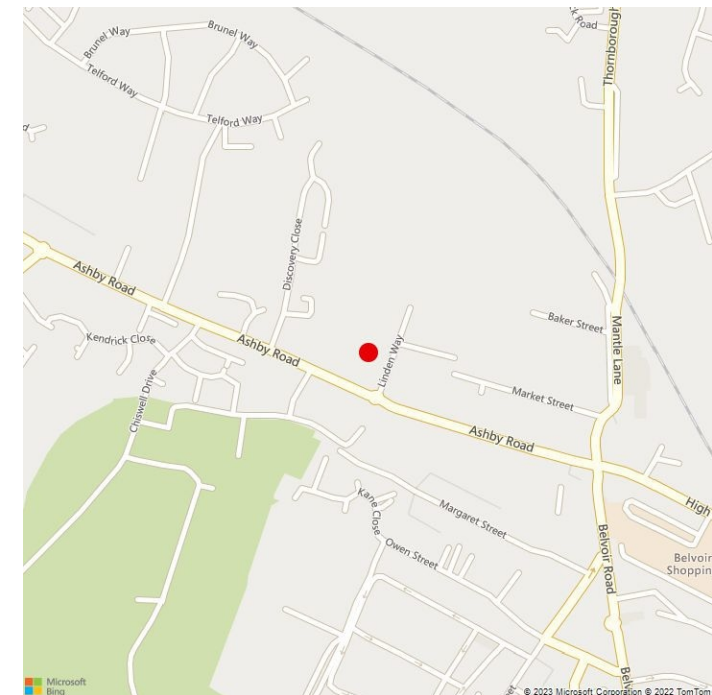
The property is available on a new lease on terms to be agreed. The quoting rent is £7,000.00 Per annum plus VAT.

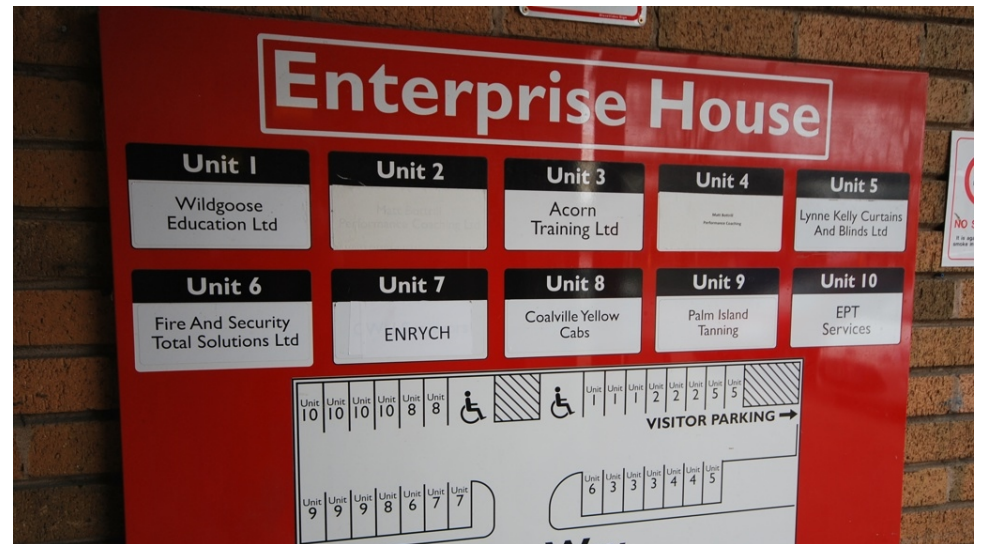
## LEGAL COSTS

Each party are to bear their own legal fees.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





**SUBJECT TO CONTRACT Disclaimer:**

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