



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

£18,500 Per annum

UNIT 2 ENTERPRISE BUSINESS COURT
COALVILLE | LE67 3RL

- Self-contained with kitchen and WC
- Office areas
- LED lighting
- Air-conditioning

LOCATION

Enterprise Business Park is located off Ashby Road within 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 Business Court is a modern purpose built industrial complex containing approximately 5 units. Unit 2 is a self-contained portal frame building incorporating a substantial mezzanine office. The Property benefits from 5.65m eaves, roller shutter door measuring 2.89m wide x 2.93m high, 10% warehouse roof lights, LED lighting and single phase power. There is an electrically heated office pod to the ground floor, WC facilities and a tea making station serving both the warehouse and office spaces. The Property also has a mezzanine office space which is accessed via a permanent staircase. The first floor office area benefits from perimeter data and power trunking and air-conditioning providing heating and cooling. The Property benefits from 3 allocated car parking spaces and loading area.
Modern Industrial Warehouse 1,603 sq ft

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a total GIA of 98.21 Sq m (1,057 sq ft). Mezzanine Office measures a further 1,028 sq ft (95.51 sq m).

SERVICE CHARGE INFORMATION

There is a quarterly service charge payable of £400 plus VAT, that covers the following items:

Business Park CCTV, Landscaping maintenance, common parts electricity and maintenance man.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £13,500. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

The property has an EPC Rating of B expiring on 13th March 2027.

TERMS

The Property is available on a leasehold basis

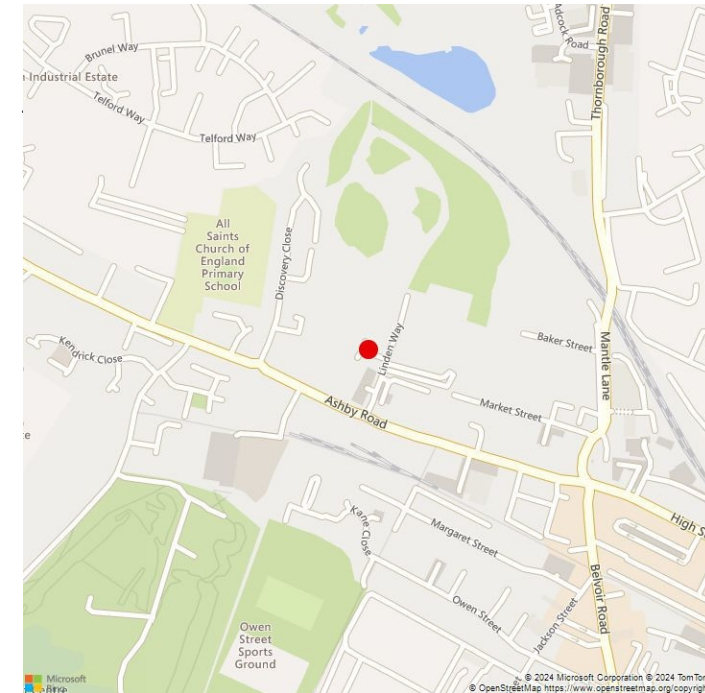
by way of a new lease direct with the Landlord, on terms to be agreed. The quoting rent is £14,750 per annum plus VAT.

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



(149 sq m) plus Mezzanine.



SUBJECT TO CONTRACT Disclaimer:

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