



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

**01455 559030**

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



**TO LET**

£14,500 Per annum

UNIT 5 ENTERPRISE HOUSE  
COALVILLE | LE67 3LA

- Ground floor office
- Self-contained with kitchen and WC
- Flexible layout
- Central heating

## 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. Unit 5 is a self-contained single-storey office located within the courtyard entrance to the complex. The office benefits from suspended ceilings, LED lighting, gas fired central heating. The space comprises a reception area with offices/cellular rooms to the rear, along with kitchen, and WC facilities. The office is provided with 4 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 134.25 sq.m (1,445 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.

## EPC

The EPC is currently being reassessed.

## TERMS

The property is available on a new lease on terms to be agreed.

## VAT

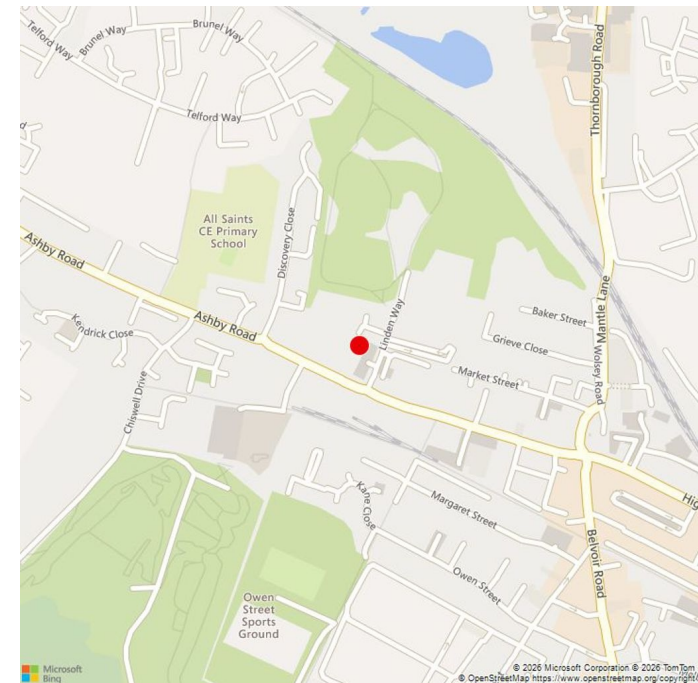
VAT is applicable.

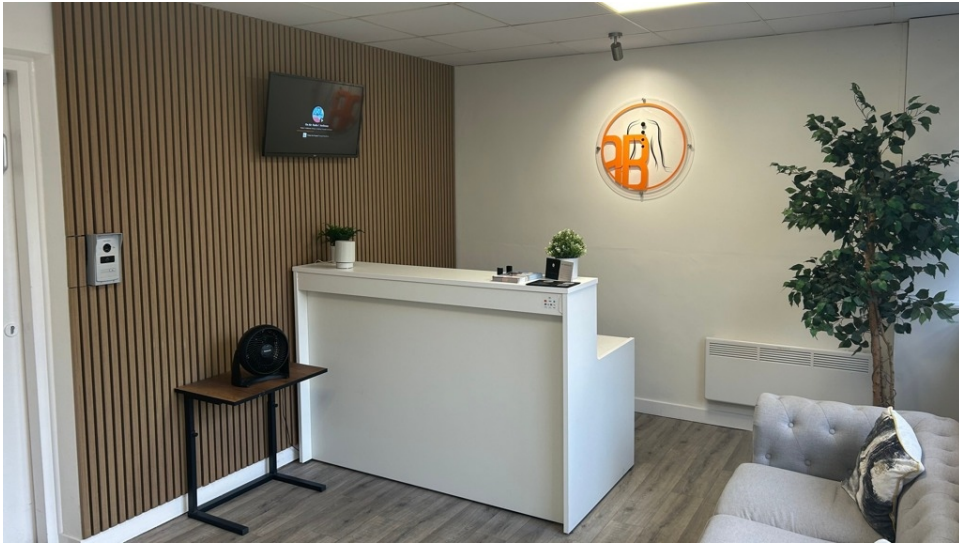
## USE

The Property benefits from E Class Use.

## 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 you to 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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated September 2026

