



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

£18,000 Per annum

2A THORNBOROUGH ROAD,
COALVILLE | LE67 3TH

- Secure Industrial Unit
- Parking area
- Dedicated two-storey office space

LOCATION

Thornborough Road is a busy main road located off the A511 and is home to both residential and commercial properties to the north of Coalville. The Property can be found on the Hermitage Industrial Estate, Comet Way which is accessed directly from the junction of Thornborough Road and Mantle Lane. Coalville is situated 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

The Property is well-presented industrial warehouse space with a floor to ceiling height of approximately 3.07 m. with a mezzanine level. Additionally, there is two-storey office accommodation with a separate access incorporating data trunking, central heating and a mix of Category II and LED lighting. The Property has its own kitchen and shower room. The Property benefits from an intruder alarm system. There is parking within the yard situated at the side of the Property. The yard space is subject to a right of way for the Head-Tenant.

ACCOMMODATION

The Property has been measured in accordance with the RICS on a GIA basis plus mezzanine 666 sq ft (61.90 sq.m)
The Property comprises office and industrial space totalling 2,427 sq ft (225.47 sq.m).
Warehouse/Workshop 1,220 sq ft (113.38 sq.m)
Ground floor office 668 sq ft (62.10 sq.m)
First-floor office 539 sq ft (50.08 sq.m)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, Unit 2a has an April 2023 Rateable Value of £10,250. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of D. A Copy of the certificate is available upon request.

TERMS

The property is available by way of a new sub-lease.

VAT

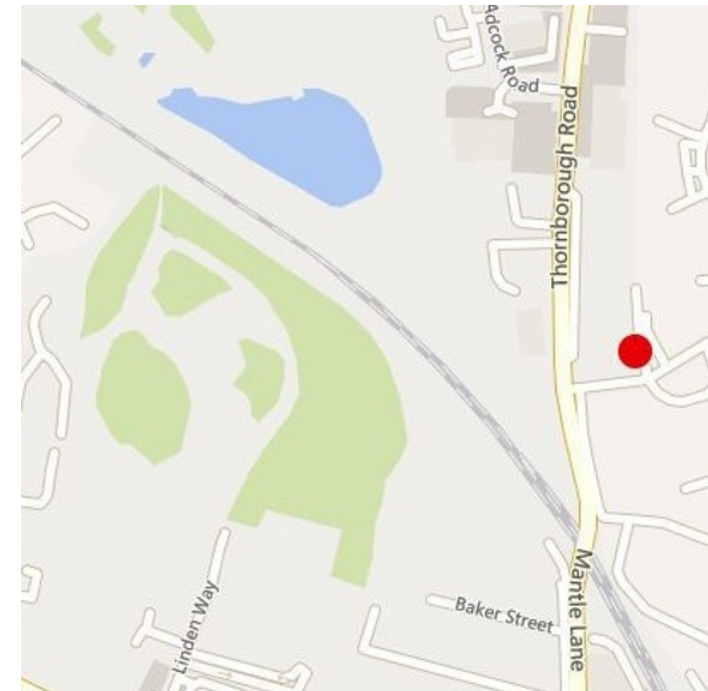
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of 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.





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