



## TO LET

UNIT A BRUNEL WAY, STEPHENSON  
INDUSTRIAL ESTATE, COALVILLE,  
LEICESTERSHIRE, LE67 3HF

**INDUSTRIAL** 4,834 SqFt (449.08 SqM)

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### KEY FEATURES

- POPULAR LOCATION WITH GOOD TRANSPORT LINKS
- DETACHED UNIT WITH SELF-CONTAINED SERVICE YARD
- FLEXIBLE LEASE TERMS AVAILABLE
- YEAR ONE RENTAL - ONLY £27,500 PLUS VAT, EXCLUSIVE

## LOCATION

The property is situated on Stephenson Industrial Estate, which forms one of the principal industrial areas in Coalville.

The location provides excellent transport links to both the M1 and M42.

## DESCRIPTION

The subject property comprises a detached purpose-built modern industrial unit of steel portal frame construction with brick and block lower elevations, steel-clad upper elevations beneath a pitched steel-clad roof with translucent roof lights.

Internally, the property comprises five offices, kitchen and toilet facilities, plus an open plan workshop. There is first floor mezzanine storage installed above the offices. The offices benefit from LED lighting, a suspended ceiling and gas central heating. The workshop has fluorescent lighting, a small store and an electric roller shutter measuring 3.2m wide by 4.5m high.

Externally, the unit has its own self-contained and secure service yard providing additional storage and dedicated car parking.

## ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

| Area                   | Sq Ft        | Sq M          |
|------------------------|--------------|---------------|
| Ground Floor Offices   | 1,175        | 109.16        |
| Mezzanine              | 1,292        | 120.03        |
| Ground Floor Warehouse | 2,367        | 219.89        |
| <b>Total</b>           | <b>4,834</b> | <b>449.08</b> |

## PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Industrial) and Use Class B8 (Storage and Distribution), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (North West Leicestershire District Council).

## SERVICES

It is understood that all mains services are connected to the property, including gas.

## BUSINESS RATES

Interested parties should contact the Local Authority in relation to the amount payable.

## TENURE

The subject property is available to lease by way of a new full repairing and insuring lease on terms to be agreed.

## PRICE

The property is available to rent at a figure of £35,000 per annum, exclusive of VAT and all other outgoings. A discounted rental of £27,500, exclusive of VAT is payable for the first year only.

## VAT

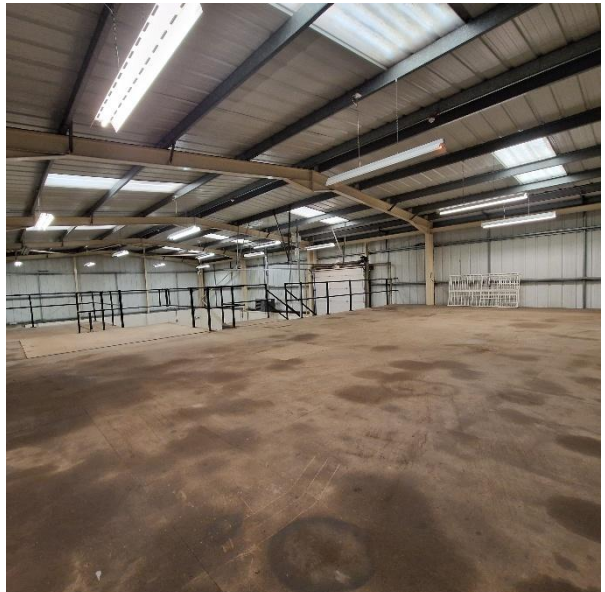
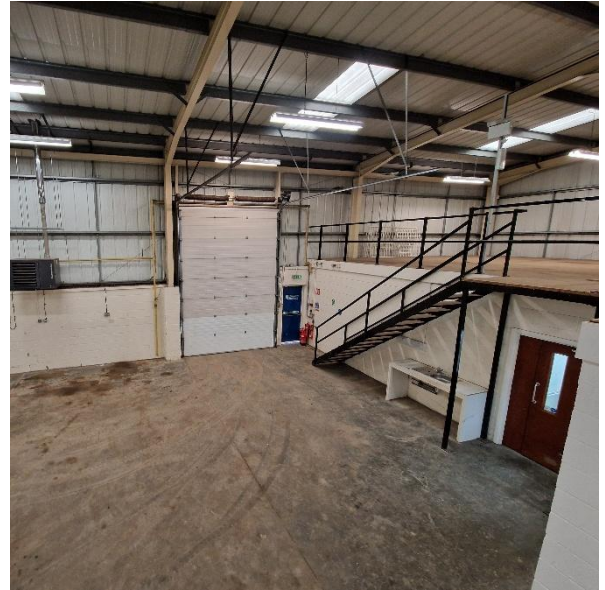
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

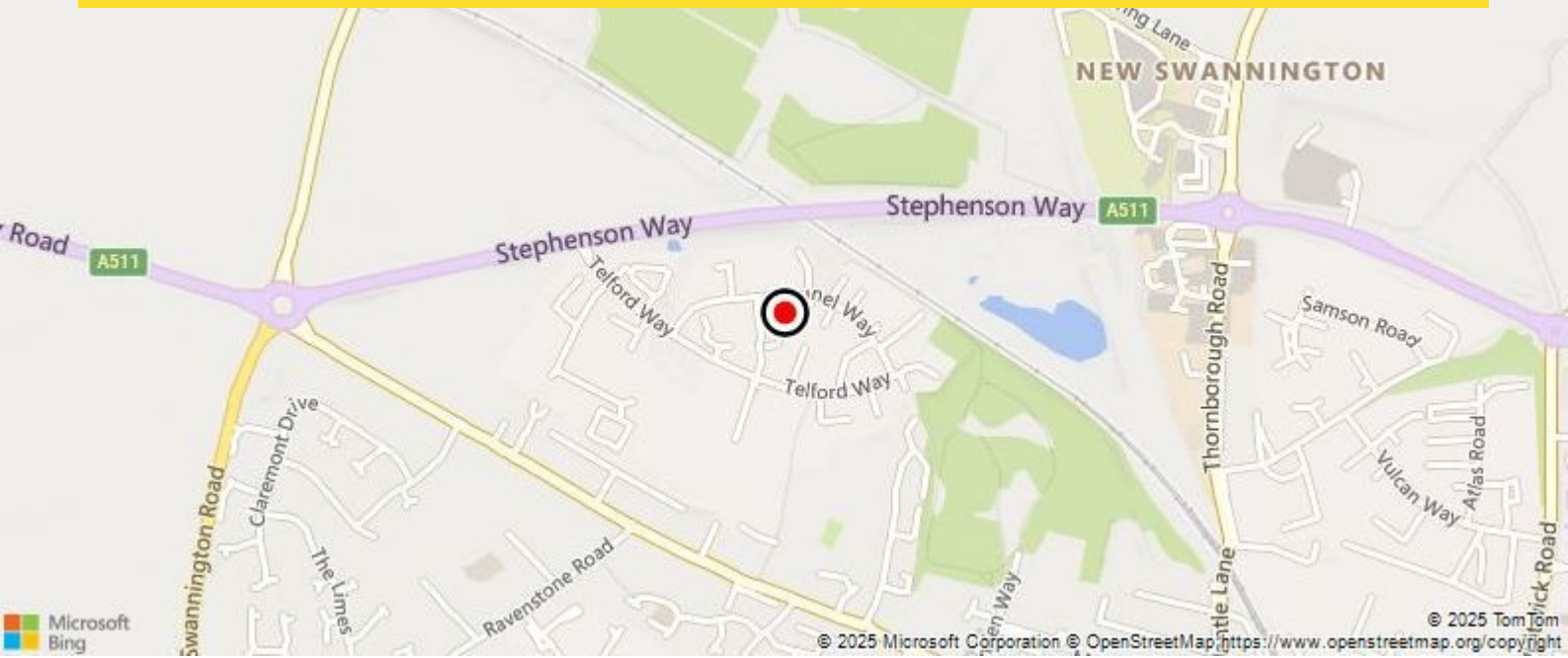
## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of E (106).

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





## VIEWING

By appointment with Rushton Hickman.



### CONTACT

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