

TO LET

Warehouse & Offices

761.2 m² (8,193 ft²)

2 Maple Court
Forest Business Park
Bardon Hill
Coalville
LE67 1TU



01509 233433



LOCATION

The subject property is located on Maple Court within Forest Business Park, superbly positioned for Junction 22 of the M1 motorway and Junction 13 of the A42/M42.

The property's location is shown on the plan within these particulars.

DESCRIPTION

High quality modern mid-terrace warehouse and offices benefitting solid concrete flooring, internal clearance to underside of haunch 5.5 metres, manual up and over door, 16 camera CCTV security system and Redcare in situ.

The ground floor office consists of reception, general office, canteen, WC and shower-room. At first floor there is a fully fitted kitchen, server room, general office and meeting room.

Externally there is parking for approximately 10 cars.

ACCOMMODATION

Ground Floor	637.26 m ²	(6,859 ft ²)
First Floor	123.94 m ²	(1,334 ft ²)
Total	761.2 m²	(8,193 ft²)

TENURE

The property is available on a new lease on a full repairing and insuring basis for a minimum term of 3 years.

RENT

£63,000 (sixty three thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority: NW Leics District Council
Period: 2018/2019
Rateable Value: £36,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

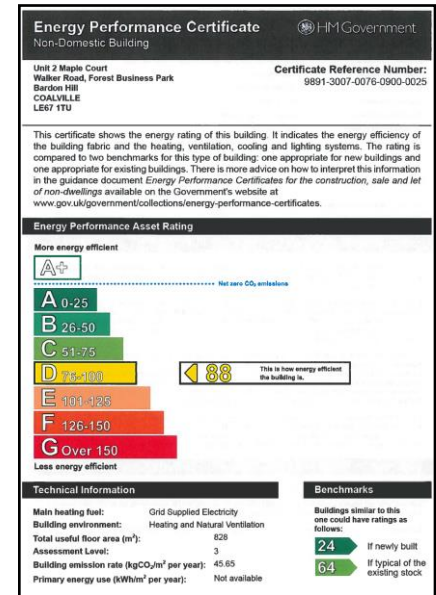
VAT will be charged on the rent.

PLANNING

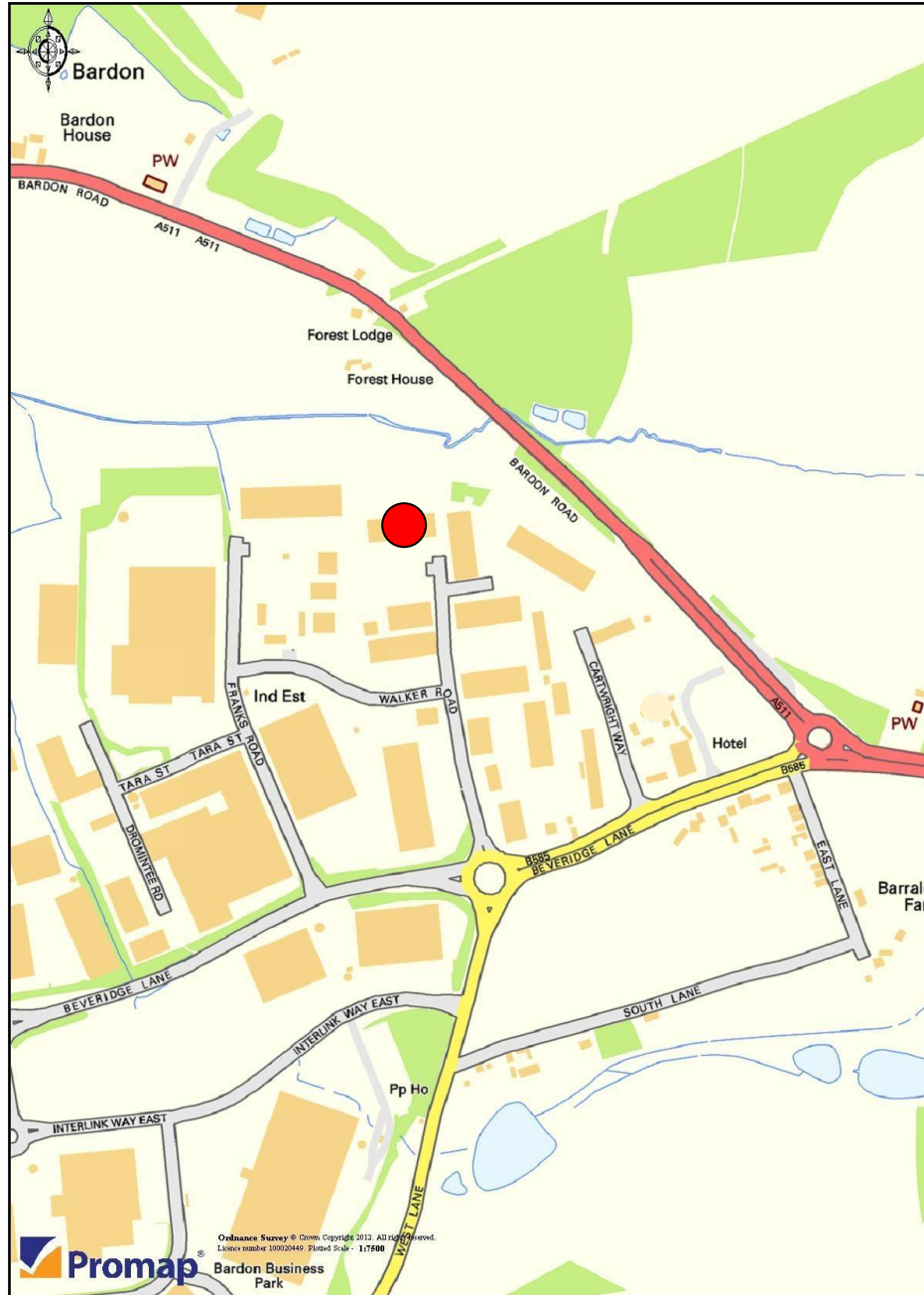
We understand the premises have authorised planning consent under Class B1/B8 of the Town and Country Planning (Use Classes) Order 1987.

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.