

**MATHER  
JAMIE**  
01509 233433

**Unit 12 Phoenix Park  
Telford Way  
Stephenson Industrial Estate  
Coalville LE67 3HB**

**FOR SALE**  
**£360,000**



**Modern Office Suite**

**181.27 sq m (1,951 sq ft)**

# Unit 12 Phoenix Park, Telford Way, Stephenson Industrial Estate, Coalville, Leics, LE67 3HB

## DESCRIPTION

The property comprises a modern two-storey building of brick elevations, beneath a pitched tiled roof providing a mix of open plan and private office accommodation. The offices benefit from suspended ceilings with LED lighting, perimeter trunking and partial air conditioning.

Externally there is allocated parking for 8 cars.

## ACCOMMODATION

Ground Floor	84.44 sq m	(909 sq ft)
First Floor	96.83 sq m	(1,042 sq ft)
<b>Total NIA</b>	<b>181.27 sq m</b>	<b>(1,951 sq ft)</b>

## TENURE

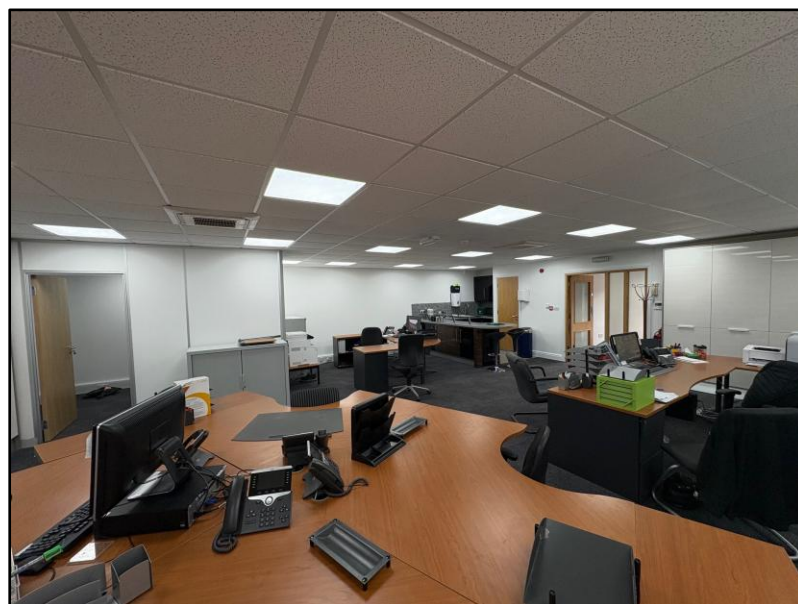
The property is available freehold with vacant possession.

## PRICE

**£360,000 (three hundred and sixty thousand pounds).**

## VAT

The position regarding VAT is to be confirmed.





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## BUSINESS RATES

Local Authority: North West Leicestershire  
Period: 2025/2026  
Rateable Value: £24,500

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 69 within Band C. The EPC is valid until 6 September 2026.

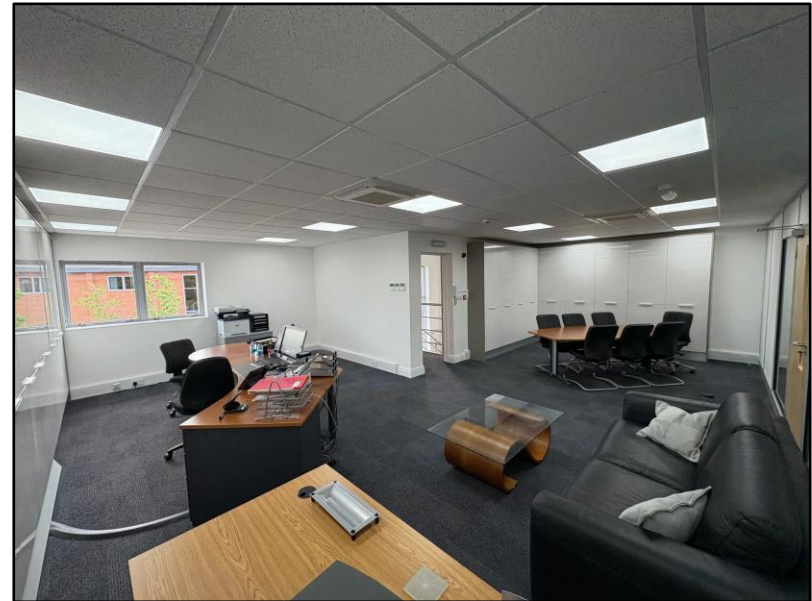
## PLANNING

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

Interested parties are advised to make their own enquiries of the local planning authority.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

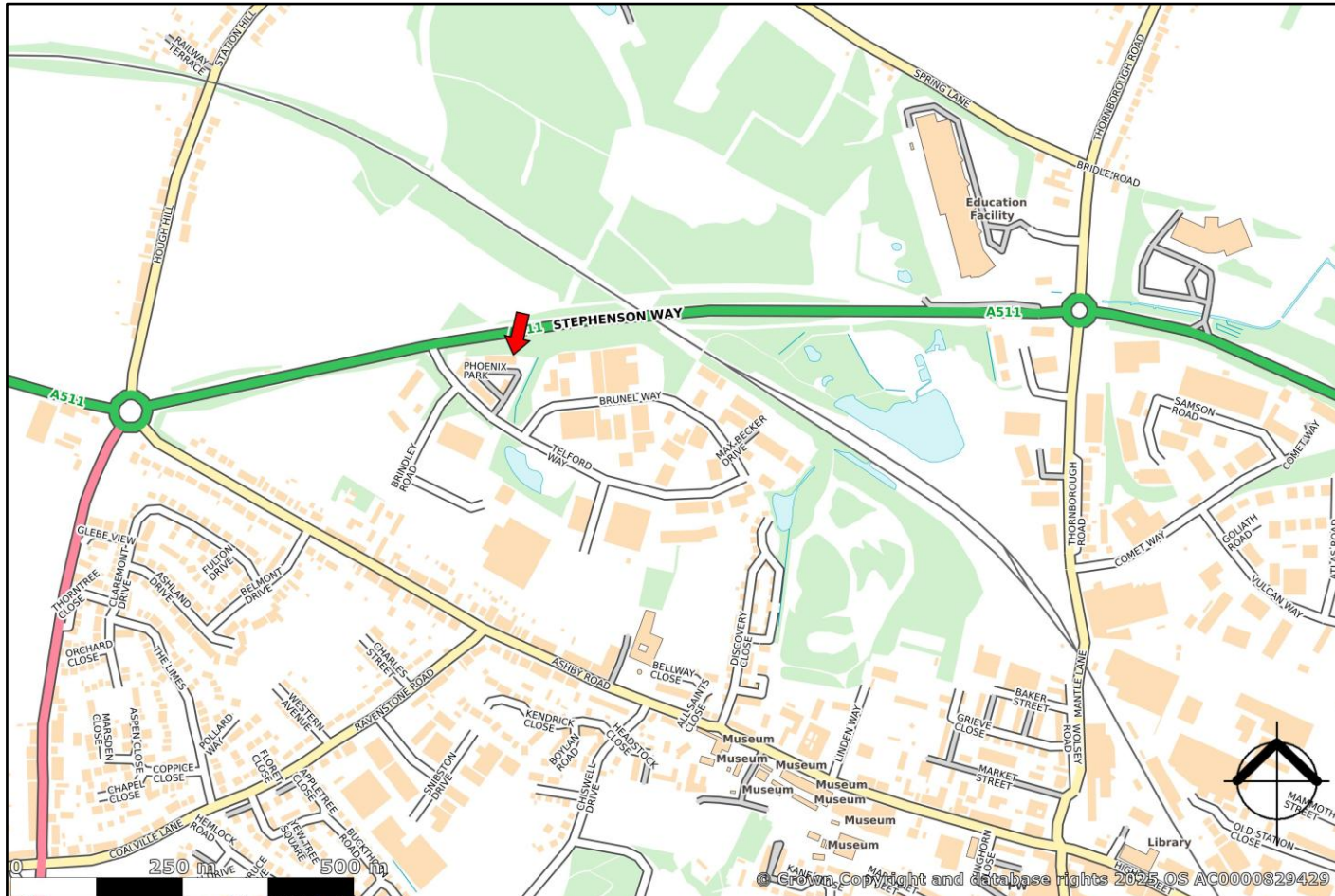


## LOCATION

The property forms part of Phoenix Office Park in a highly prominent corner office development at the junction of Stephenson Way and Telford Way on the Stephenson Industrial Estate. Ideally positioned on the Coalville ring road the property offers superb communications to the M1 and A42/M42 motorways.



**what3words:** ///wizard.bugs.glee



## **CONTACT:**

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### **IMPORTANT INFORMATION**

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

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

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

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

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

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