



# GROUND FLOOR FRANKS ROAD

BARDON HILL  
COALVILLE  
LE67 1TT  
J22/M1



HIGH QUALITY  
MODERN  
GROUND  
FLOOR  
OFFICES

**4,456 SQ FT**  
(413.97 SQ M)

**TO LET**  
**£90,000 PAX**



GROUND FLOOR  
FRANKS ROAD · J22/M1

#02



## DESCRIPTION

The property consists of a high-quality, purpose-built, detached two-storey modern office premises with clad elevations, canopied and fully glazed entrance/reception, brise soleil shading to windows, offering predominantly open plan offices.

Following the successful letting of the first floor of the building the ground floor offices are now available on a new lease to an incoming tenant, benefitting from substantial on-site car parking for 39 cars.



GROUND FLOOR  
FRANKS ROAD · J22/M1

## LOCATION

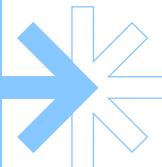
The property occupies a prominent corner location fronting Franks Road and Beveridge Lane, accessed from the A511 Bardon Road, being perfectly positioned for good road network access to the major East Midlands conurbations of Leicester, Nottingham, Derby and Birmingham.

Click for  
Google Maps

What3Words  
premises.shrugging.bloomers



#03



## GROUND FLOOR FRANKS ROAD · J22/M1

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J22/M1  
4 MINS



LEICESTER  
23 MINS



EAST MIDLANDS  
AIRPORT  
13 MINS



TO NOTTINGHAM

#04

## DRIVETIMES



| Motorways  | miles | mins |
|------------|-------|------|
| J22 M1     | 2     | 4    |
| J13 M42    | 7     | 13   |
| J21 M1/M69 | 9.9   | 12   |

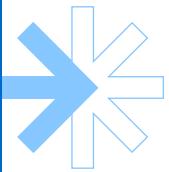


| Cities     | miles | mins |
|------------|-------|------|
| Leicester  | 10    | 23   |
| Derby      | 20.2  | 23   |
| Nottingham | 20.5  | 26   |
| Coventry   | 27.8  | 29   |



| Airports      | miles | mins |
|---------------|-------|------|
| East Midlands | 11.2  | 13   |
| Birmingham    | 33.5  | 43   |

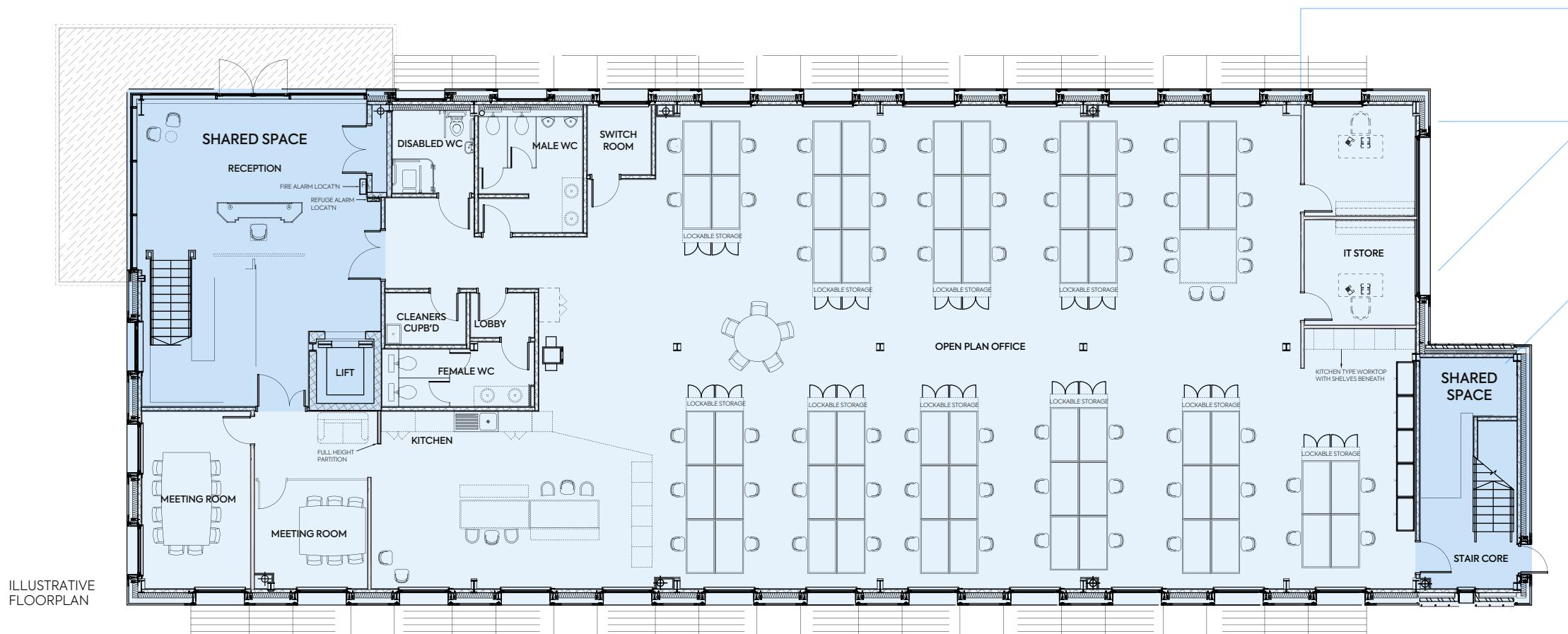
SOURCE: GOOGLE MAPS



# GROUND FLOOR

GROUND FLOOR  
FRANKS ROAD · J22/M1

#05



## SCHEDULE OF ACCOMMODATION

|              |             |             |
|--------------|-------------|-------------|
| Ground Floor | 413.97 sq m | 4,456 sq ft |
|--------------|-------------|-------------|

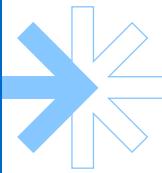
|             |                |
|-------------|----------------|
| First Floor | <b>NOW LET</b> |
|-------------|----------------|



GROUND FLOOR  
FRANKS ROAD · J22/M1

#06





# INTERNAL SPECIFICATION

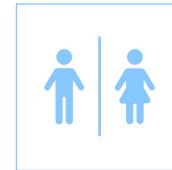
GROUND FLOOR  
FRANKS ROAD · J22/M1

#07

Internally there are partitioned, non-structural offices at ground floor providing meeting room and private office space.



SUSPENDED  
CEILINGS



MALE, FEMALE &  
DISABLED WCS



KITCHEN  
AREA



SHARED RECEPTION SPACE



OPEN PLAN OFFICES



RAISED  
FLOORS



COMBINED AIR-CON  
HEAT/COOL SYSTEM



INSET LED  
LIGHTING



SEPARATE MEETING  
ROOM/AREAS

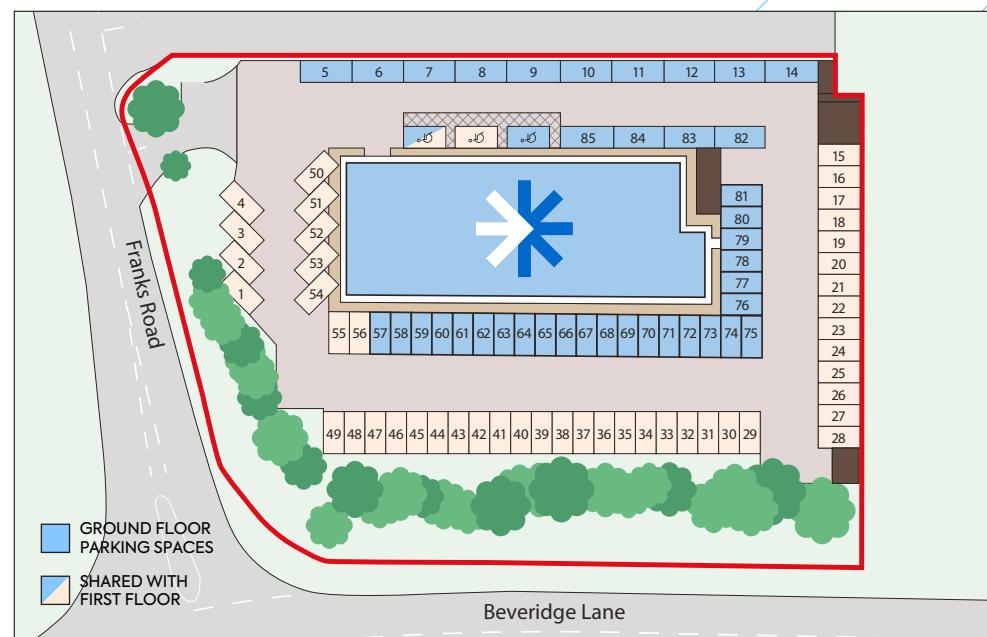




# EXTERNAL SPECIFICATION

GROUND FLOOR  
FRANKS ROAD · J22/M1

#08



Externally the ground floor benefits from substantial on-site car parking for 39 cars, 1 disabled space (1 per 111 sq.ft), plus 1 shared disabled space, within self-contained, secure landscaped grounds.



**39**  
CAR PARKING SPACES



**+1**  
DISABLED PARKING SPACES  
(PLUS 1 SHARED)



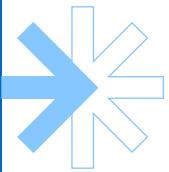
**2** EV  
CHARGING SPACES



**SECURE**  
SELF-CONTAINED GROUNDS



**GREEN**  
LANDSCAPED SPACES



## TENURE

The property is available by way of a new lease on terms to be agreed with vacant possession.

## RENT

£90,000 (ninty thousand pounds) per annum exclusive.

## VAT

VAT will be charged on the sale price/rent.

## BUSINESS RATES

**Local Authority:**  
North West Leicestershire

**Period:** 2024/2025

**Rateable Value:**  
Whole Building  
£87,000 (April 2026).

Ground floor estimated annual rates payable £20,000 per annum.

## LEGAL COSTS

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

## SERVICE CHARGE

Communal areas, internal and exterior landscaping, parking structure will be maintained by the Landlord and costs recharged on a 50/50 basis between ground floor and first floor.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of B-30. The EPC is valid until 19 May 2031.

## PLANNING

We understand the premises have authorised planning consent under Class E 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

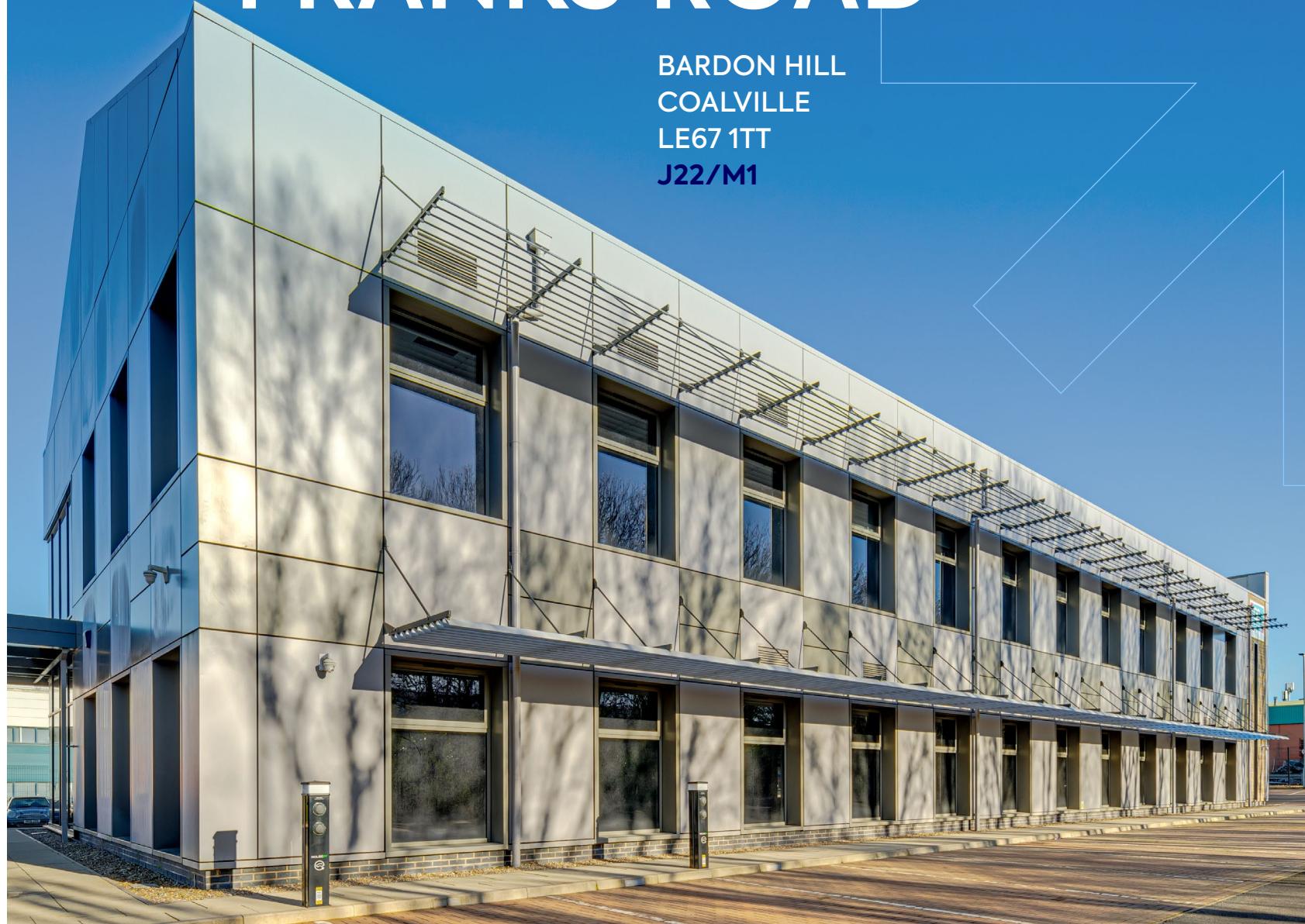
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).





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## CONTACT

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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. January 2026.

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