

**MATHER
JAMIE**
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**Unit 8 Cartwright Court
Cartwright Way
Bardon Hill
LE67 1UE**

TO LET
£23,500 pax

Potential to combine with Unit 7 (STC)



Modern Office with Car Parking

175.15 sq m (1,885 sq ft)

Unit 8 Cartwright Court, Cartwright Way, Bardon Hill, Coalville, LE67 1UE

DESCRIPTION

The property comprises a modern, end terrace, two-storey building of brick elevation beneath a pitched tiled roof, providing open plan office accommodation benefiting from:

- Suspended ceilings
- LED lighting
- Perimeter trunking
- Heat/Cool air conditioning
- Allocated parking for 9 cars

ACCOMMODATION

Total NIA	175.15 sq m	(1,885 sq ft)
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TENURE

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

RENT

£23,500 (twenty three thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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SERVICE CHARGE

There is a service charge in place on the site. The current charge for Unit 8 Cartwright Court is approximately £320 plus VAT per quarter, which is payable by the tenant.

BUSINESS RATES

Local Authority: NW Leicestershire

Period: From 1 April 2026

Rateable Value: The property is currently part of a wider assessment

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 41 within Band B. The EPC is valid until 22 February 2036.

PLANNING

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

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



Unit 8 Cartwright Court, Cartwright Way, Bardon Hill, Coalville, LE67 1UE

LOCATION

Coalville is an industrial town in the district of North West Leicestershire with a population at the 2011 census of 34,575. It lies on the A511 trunk road between Leicester and Burton upon Trent, close to Junction 22 of the M1 motorway where the A511 meets the A50 between Ashby de la Zouch and Leicester. It borders the upland area of Charnwood Forest to the east of the town.

Forest Business Park is less than two miles from Junction 22 of the M1 motorway and via the A511 provides swift access to the M42 and M1 with excellent road communications to the East and West Midlands.

The property is located on Bardon Hill and nearby occupiers include Wilson Developments headquarters and David Wilson Homes at this prestigious position.

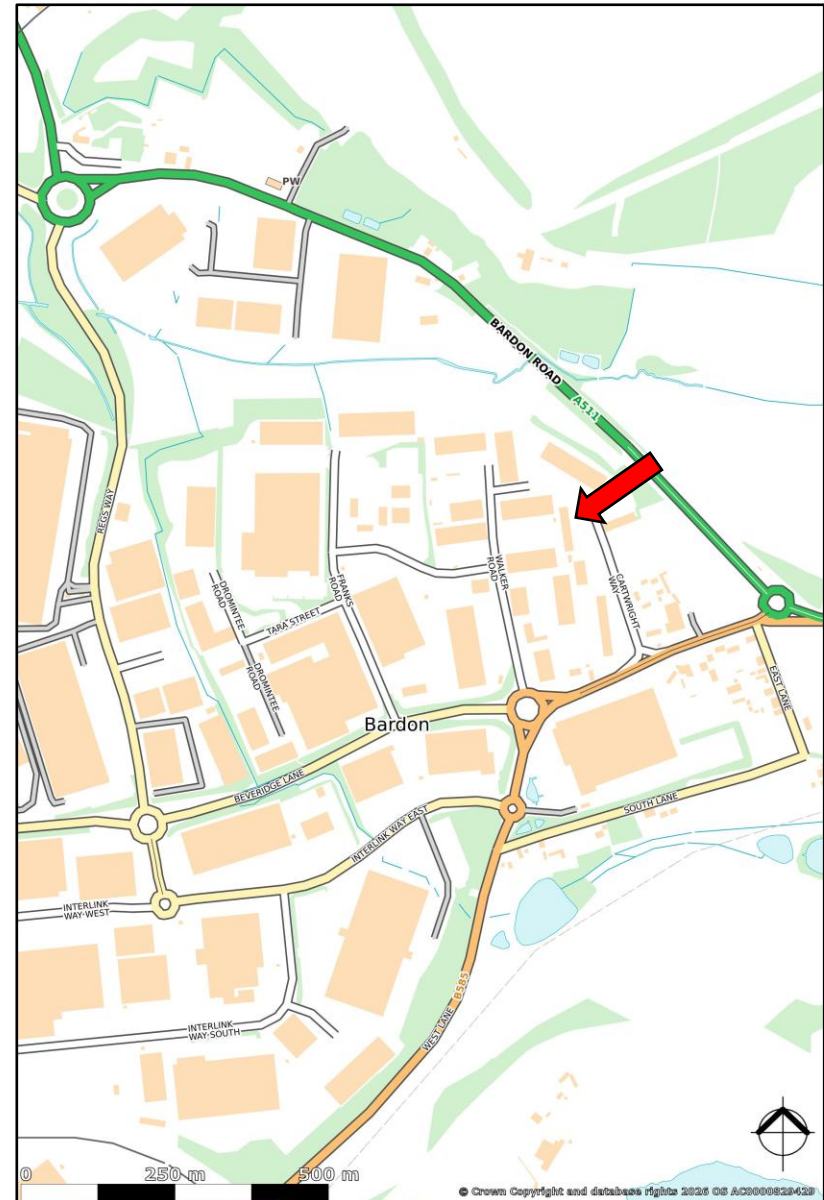
 **what3words:** ///motoring.remotest.pocketed

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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