

**MATHER  
JAMIE**  
01509 233433

**Unit 1B Dromintee Road  
Bardon Hill  
Coalville  
LE67 1TX**

**TO LET**  
**£194,000 pax**



**Warehouse Premises**

**2,392.85 sq m (25,757 sq ft)**

# Unit 1B Dromintee Road, Bardon Hill, Coalville, Leics, LE67 1TX

## DESCRIPTION

The property provides a modern purpose-built warehouse with substantial concrete surface loading yard, brick and block elevations to approximately 10ft with profile clad elevations above, beneath a pitched profile clad roof incorporating 10% translucent light panels.

Internally the premises provides welfare block, internal clearance to underside of haunch 6.25m, 7m clearance to eaves, solid concrete flooring and 1x steel roller shutter and an up and over loading access door to the front elevation. The warehouse benefits from LED lighting.

- Yard depth: 27m
- Secure yard
- Yard width: 58m

First floor office provides private office / meeting room area with air conditioning, suspended ceiling with inset LED lighting and glazed viewing windows to the main warehouse.

## ACCOMMODATION

|       |               |                |
|-------|---------------|----------------|
| Total | 2,392.85 sq m | (25,757 sq ft) |
|-------|---------------|----------------|

## RENT

**£194,000 (one hundred and ninety four thousand pounds)**  
per annum exclusive.

## VAT

VAT will be charged on the rent.



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## TENURE

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

## BUSINESS RATES

Local Authority: NW Leicestershire  
Period: From 1 April 2026  
Rateable Value: £123,000

## 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 27 February 2029.

## PLANNING

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

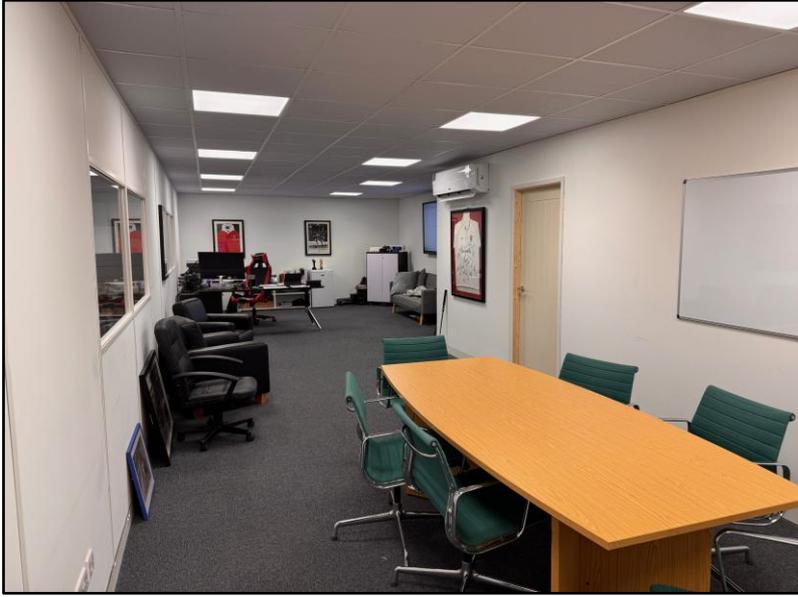
Interested parties are advised to make their own enquiries of the local planning authority.



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## LOCATION

The property is superbly located on the well-established Bardon Hill Industrial Estate, being approximately:

- 2 miles west of Junction 22 of the M1 Motorway
- 7 miles east of the M42 at Junction 13
- 13 miles south of East Midlands Airport
- 34 south of Birmingham Airport
- Leicester City Centre – 11 miles to the east
- Derby City Centre – 25 miles to the north
- Nottingham City Centre – 24 miles to the north
- Birmingham City Centre – 37 miles to the south-west

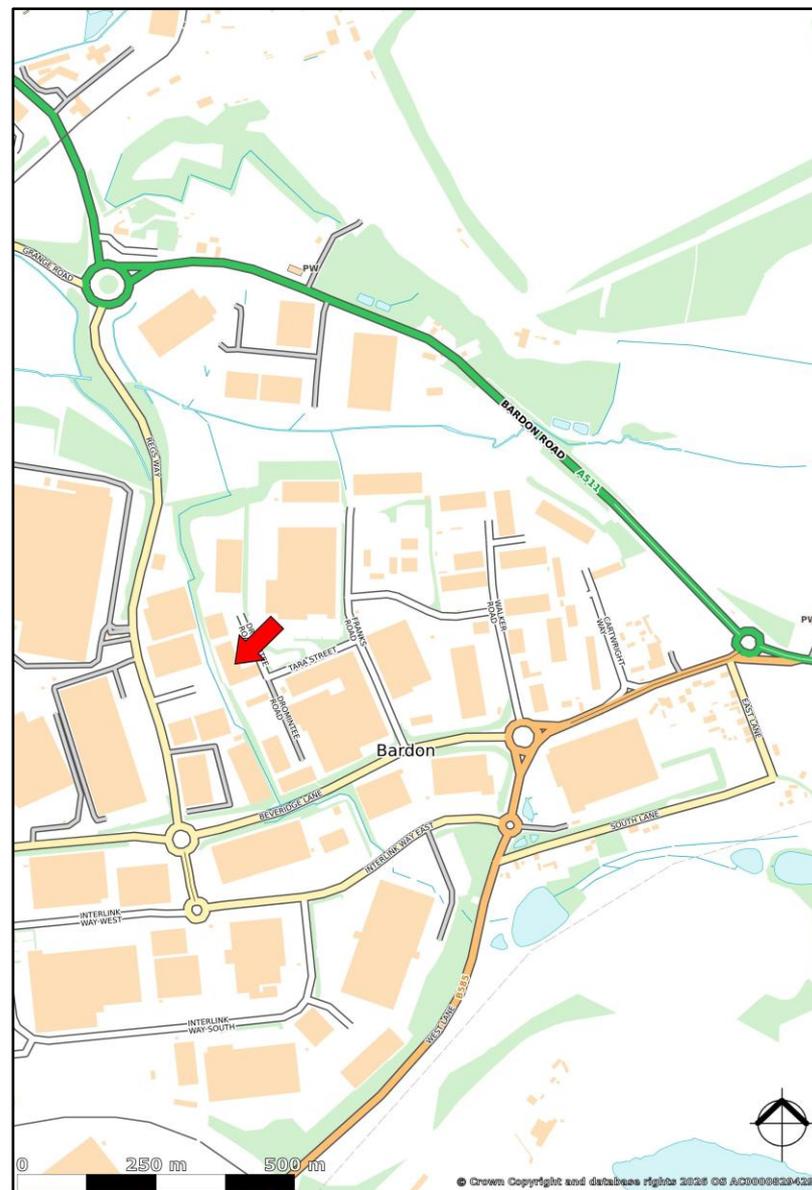
 **what3words:** ///social.smirking.coil

## 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.



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1 Dromintee Road



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50 m  
Scale 1:1250 (at A4)



## 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