

**MATHER  
JAMIE**  
01509 233433

**Unit 9 Phoenix Park  
Telford Way  
Coalville  
LE67 3HB**

**FOR SALE / TO LET**  
**£290,000 / £18,500 pax**



**Modern Office Suite**

**139.41 sq m (1,501 sq ft)**

# Unit 9 Phoenix Park, Telford Way, 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 6 cars.

## ACCOMMODATION

Ground Floor	63.13 sq m	(680 sq ft)
First Floor	76.28 sq m	(821 sq ft)
<b>Total NIA</b>	<b>139.41 sq m</b>	<b>(1,501 sq ft)</b>

## TENURE

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

## PRICE

**£290,000 (two hundred and ninety thousand pounds).**

## RENT

**£18,500 (eighteen thousand five hundred pounds) per annum exclusive.**





# Unit 9 Phoenix Park, Telford Way, Coalville, Leics, LE67 3HB

## VAT

VAT will be charged on the sale price / rent.

## BUSINESS RATES

Local Authority: North West Leicestershire

Period: 2024/2025

Rateable Value: £19,250

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## 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).



# Unit 9 Phoenix Park, Telford Way, Coalville, Leics, LE67 3HB

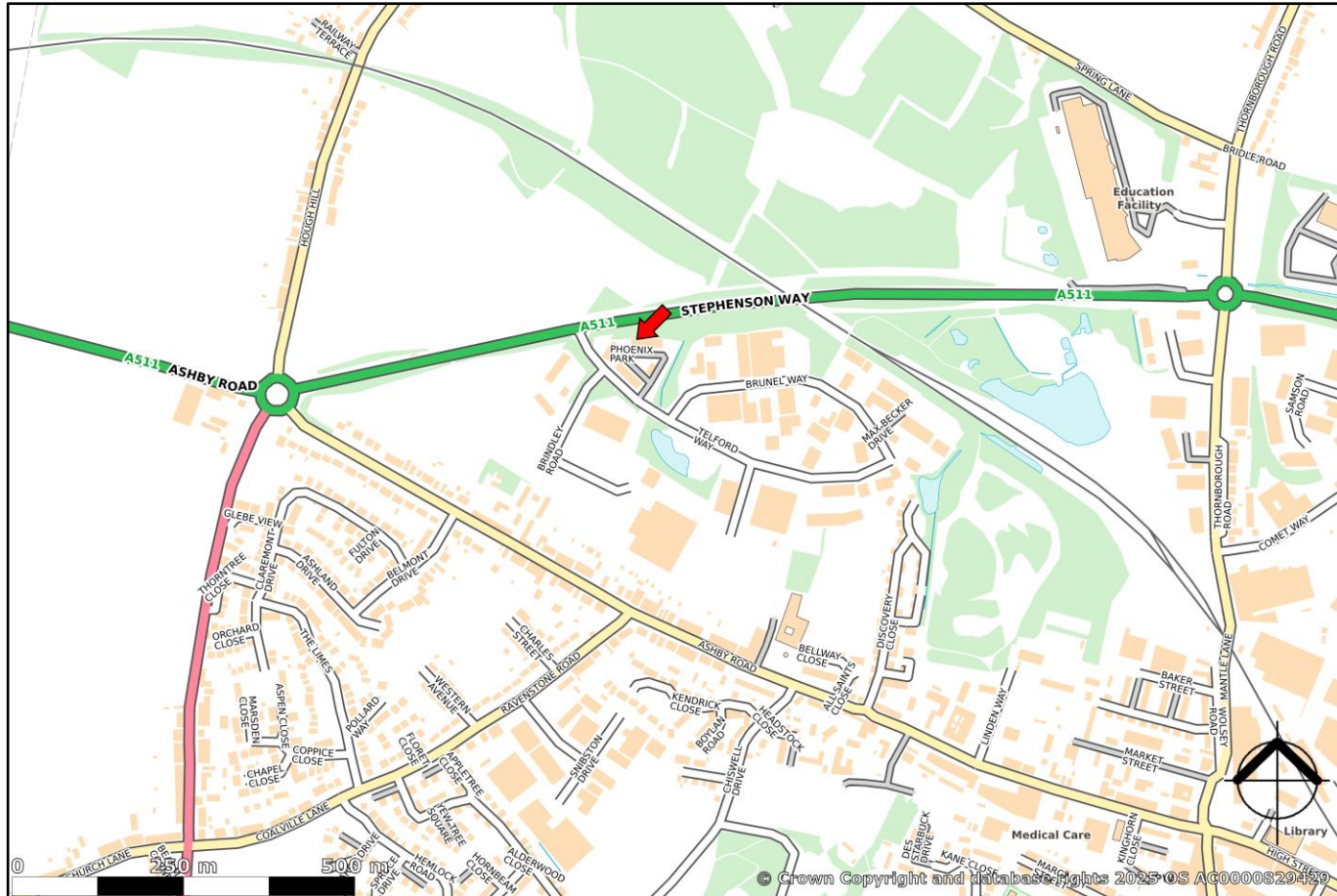
## LOCATION

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:**

///pipe.fleet.purple



## **CONTACT:**

**Fraser Hearfield MRICS**  
**fraser.hearfield@matherjamie.co.uk**  
**07377 294108**

**Matt Egglenton BSc (Hons)**  
**matt.egglenton@matherjamie.co.uk**  
**07751 752280**



**3 Bank Court**  
**Weldon Road**  
**Loughborough**  
**Leicestershire**  
**LE11 5RF**  
**Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

### **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