

**MATHER  
JAMIE**  
01509 233433

**Unit 8 Old Station Close  
Coalville  
Leics  
LE67 3FH**

**TO LET**  
**£12,500 pax**



**Detached Industrial Premises**

**101.96 sq m (1,097 sq ft)**

# Unit 8 Old Station Close, Coalville, Leics, LE67 3FH

## DESCRIPTION

The property comprises a detached, single-storey, steel portal frame industrial unit with clad elevations and a corrugated pitched roof incorporating 10% translucent light panels.

The unit benefits from a roller shutter loading access door and an internal eaves clearance of 3.28m. There is a 3-phase electricity supply and solid concrete flooring.

Internally the property provides an office, kitchen and store/workshop together with WC.

## ACCOMMODATION

Total GIA	101.96 sq m	(1,097 sq ft)
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## TENURE

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

## RENT

**£12,500 (twelve thousand five hundred pounds)** per annum exclusive.

## VAT

VAT will not be charged on the rent.



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## BUSINESS RATES

Local Authority: North West Leicestershire  
Period: 2025/2026  
Rateable Value: £6,800

**NB:** This property will benefit from Small Business Rates Relief.

## 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 115 within Band E. The EPC is valid until 27 February 2033.

## PLANNING

We understand the premises have established 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.



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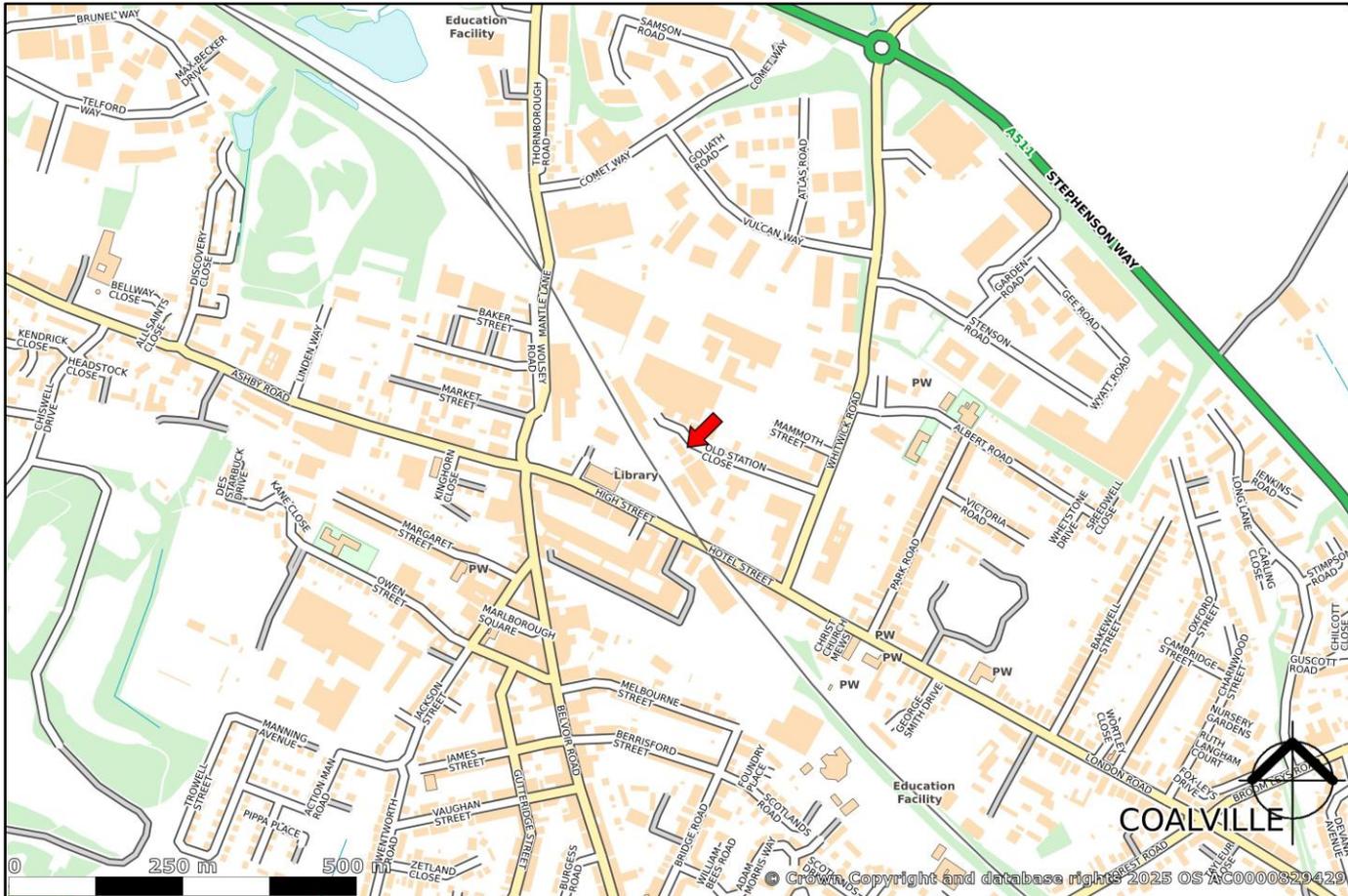
## LOCATION

The subject property is located on Old Station Close, a well-established industrial area approximately ½ mile from Coalville town centre and 1 mile from the A511 dual-carriageway which links Coalville to Junction 22 of the M1 motorway.



**what3words:**

///hands.cloud.stove



## 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