

**MATHER
JAMIE**
01509 233433

**Unit 1 Samson Road
Coalville
Leics
LE67 3FP**

TO LET
£80,000 pax



Industrial Premises

954.11 sq m (10,270 sq ft)

Unit 1 Samson Road, Coalville, Leics, LE67 3FP

DESCRIPTION

The property comprises a modern portal frame factory/warehouse unit with brick and block walls to eaves, beneath a pitched profile clad roof incorporating translucent roof panels, single storey attached office section with suspended ceilings, inset lighting and gas central heating.

Internally the main factory space has solid concrete flooring, 2x roller shutter loading access doors (1x powered), ladies, gents and disabled WCs and kitchen facility.

ACCOMMODATION

Factory & Offices	954.11 sq m	(10,270 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed on a full repairing and insuring basis.

RENT

£80,000 (eighty thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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BUSINESS RATES

Local Authority: NW Leicestershire
Period: From 1 April 2026
Rateable Value: £56,500

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 77 within Band D. The EPC is valid until 4 June 2033.

PLANNING

We understand the premises have authorised planning consent under Classes B2 / B8 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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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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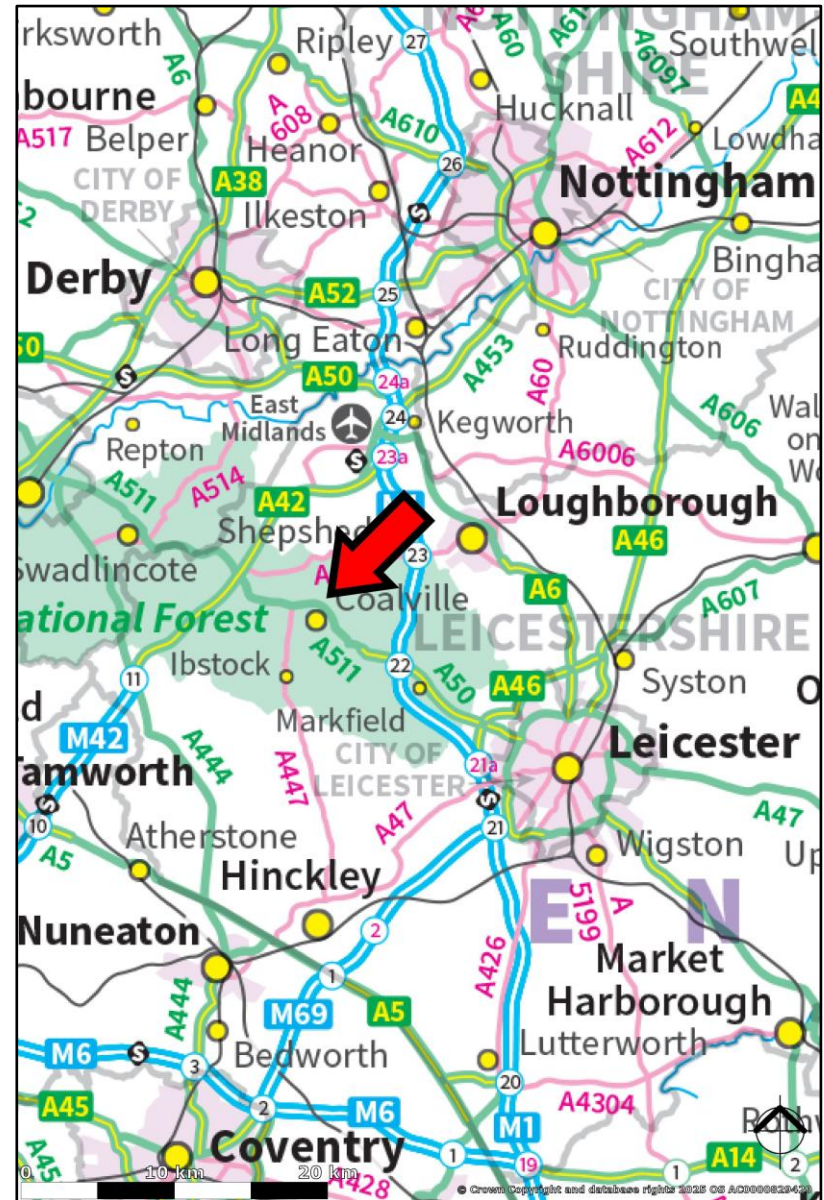
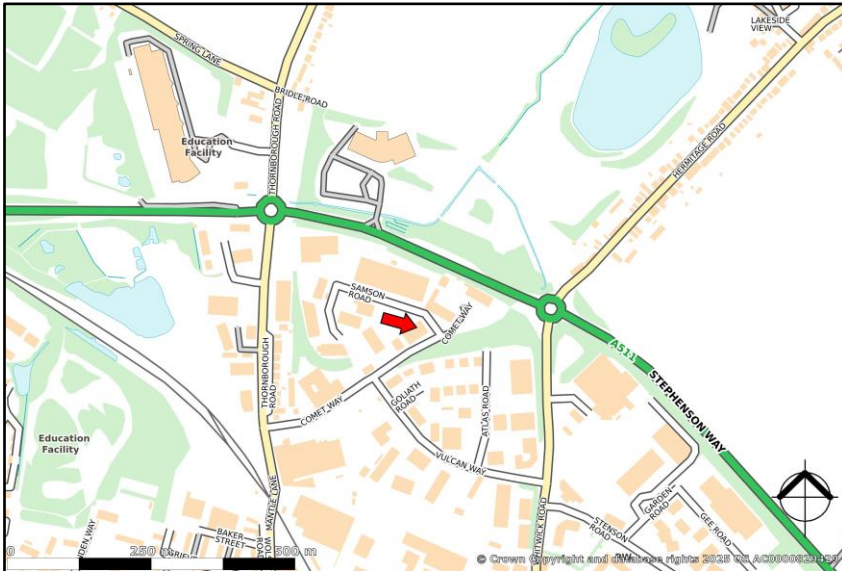


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LOCATION

The property occupies a prominent corner position at the junction of Comet Way and Samson Road on the established Hermitage Industrial Estate, providing access to Coalville's outer ring road which offers good communication to Junction 22 of the M1 motorway and Junction 13 of the A42/M42 motorways, approximately 5 miles and 4 miles distant respectively.

 **what3words:** ///factor.chest.foam



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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