

**MATHER  
JAMIE**  
01509 233433

**Unit 9 Telford Way  
Stephenson Industrial Estate  
Coalville  
LE67 3HE**

**TO LET**  
**£30,000 pax**



**Industrial Warehouse & Offices**

**270.67 sq m (2,913 sq ft)**  
**Site Area approximately 0.18 acres**



# Unit 9 Telford Way, Stephenson Industrial Estate, Coalville, Leics, LE67 3HE

## DESCRIPTION

A detached purpose-built modern portal frame industrial warehouse and office premises on self-contained site.

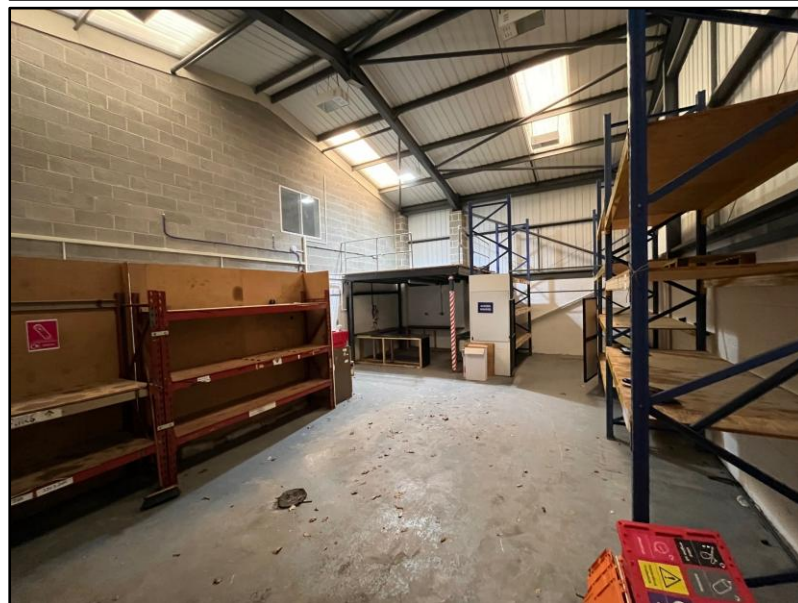
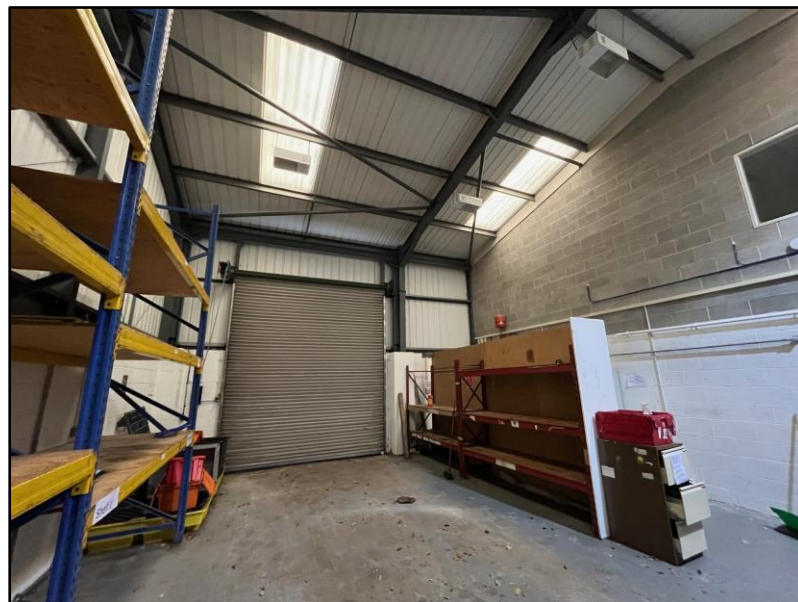
Integral two-storey offices incorporating suspended ceilings with inset Cat II lighting, gas central heating, double glazing, partial air conditioning, male/female WCs and kitchen.

The warehouse has 10% translucent light panels, 3-phase power, double-skin insulated roof with powered roller shutter loading access door, solid concrete flooring and internal clearance to eaves of 5.5 metres.

Externally there is a large secure site with parking for approximately 13-15 vehicles or potential for external storage or extension of the building in the future.

## ACCOMMODATION

Ground Floor		
Offices	89.63 sq m	(965 sq ft)
Warehouse	91.3 sq m	(983 sq ft)
<b>Total GIA</b>	<b>180.93 sq m</b>	<b>(1,948 sq ft)</b>
First Floor		
Offices	89.74 sq m	(966 sq ft)
<b>Total GIA</b>	<b>270.67 sq m</b>	<b>(2,913 sq ft)</b>
Site Area	0.18 acres	



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## TENURE

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

## RENT

**£30,000 (thirty thousand pounds)** per annum exclusive.

## VAT

VAT will not be charged on the rent.

## BUSINESS RATES

Local Authority: NW Leicestershire

Period: 2025/2026

Rateable Value: £20,250

## LEGAL COSTS

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



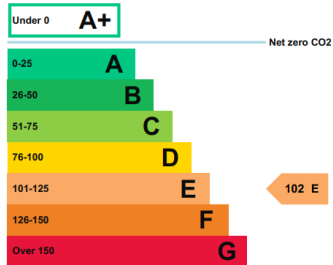
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## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 102 within Band E. The EPC is valid until 11 February 2030.

### Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## PLANNING

We understand the premises have authorised planning consent under Class E / 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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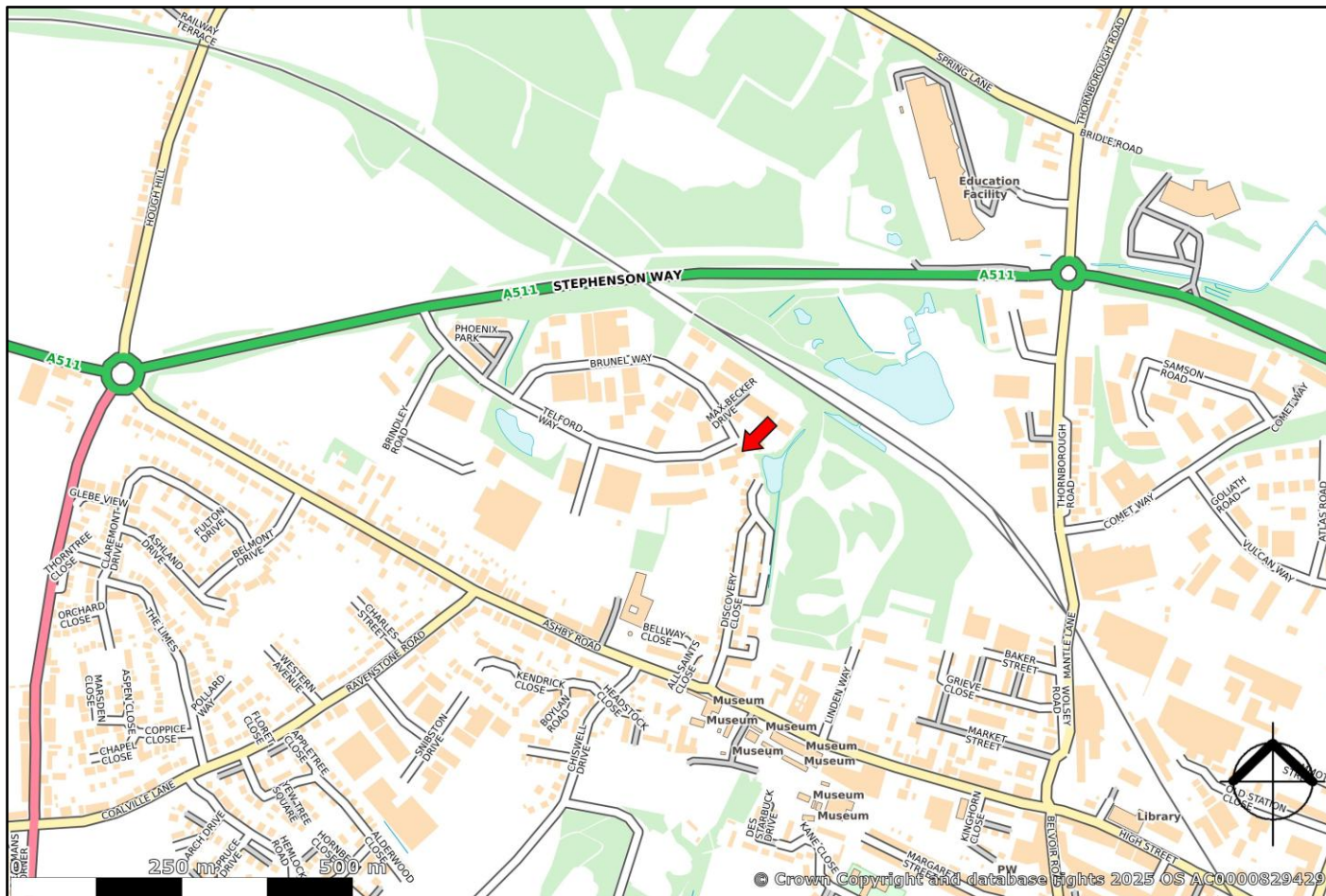
## LOCATION

The subject property is located on Telford Way within Stephenson Industrial Estate to the north-west of Coalville town centre with superb access via the A511 bypass to both Junction 22 of the M1 and Junction 13 of the A42/M42.



**what3words:**

///sector.looks.shiny



## **CONTACT:**

**Fraser Hearfield MRICS**

**fraser.hearfield@matherjamie.co.uk**

**07377 294108**

**Alex Reid MRICS**

**alex.reid@matherjamie.co.uk**

**07976 443720**



**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