



1A FRANKS ROAD

BARDON HILL · COALVILLE · LE67 1TT · J22/M1

HIGH QUALITY
MODERN
TWO-STOREY
OFFICES

10,020 SQ FT
(930.86 SQ M)

FOR SALE
£2,300,000

TO LET
£185,000 PAX



1A FRANKS ROAD · J22/M1

#02



DESCRIPTION

The property consists of a high-quality, purpose-built, detached two-storey modern office premises with clad elevations, canopied and fully glazed entrance/reception, brise soleil shading to windows, offering predominantly open plan offices at ground and first floor.



1A FRANKS ROAD · J22/M1

LOCATION

The property occupies a prominent corner location fronting Franks Road and Beveridge Lane, accessed from the A511 Bardon Road, being perfectly positioned for good road network access to the major East Midlands conurbations of Leicester, Nottingham, Derby and Birmingham.



Click for
[Google Maps](#)



What3Words
[premises.shrugging.bloomers](#)



#03



1A FRANKS ROAD · J22/M1



Click for
Google Maps



What3Words
premises.shrugging.bloomers



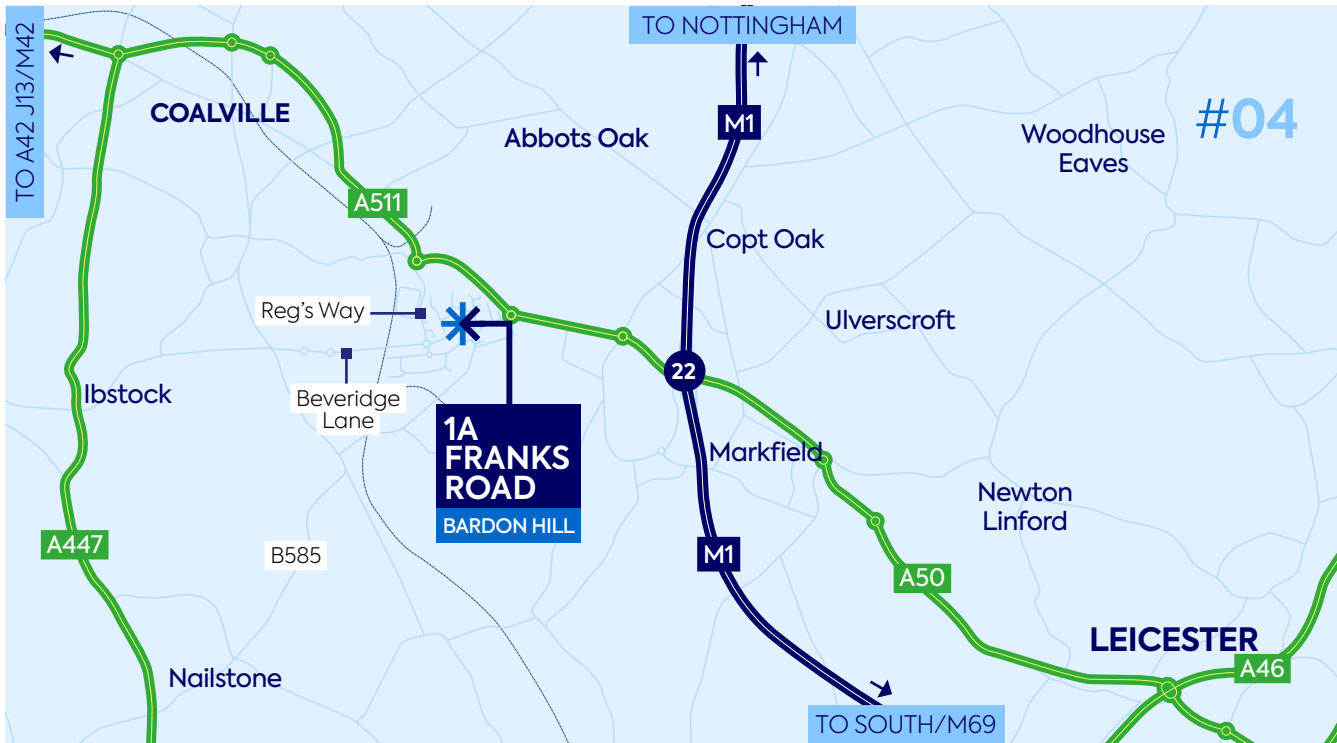
J22/M1
4 MINS



LEICESTER
23 MINS



EAST MIDLANDS
AIRPORT
13 MINS



DRIVETIMES



Motorways	miles	mins
J22 M1	2	4
J13 M42	7	13
J21 M1/M69	9.9	12

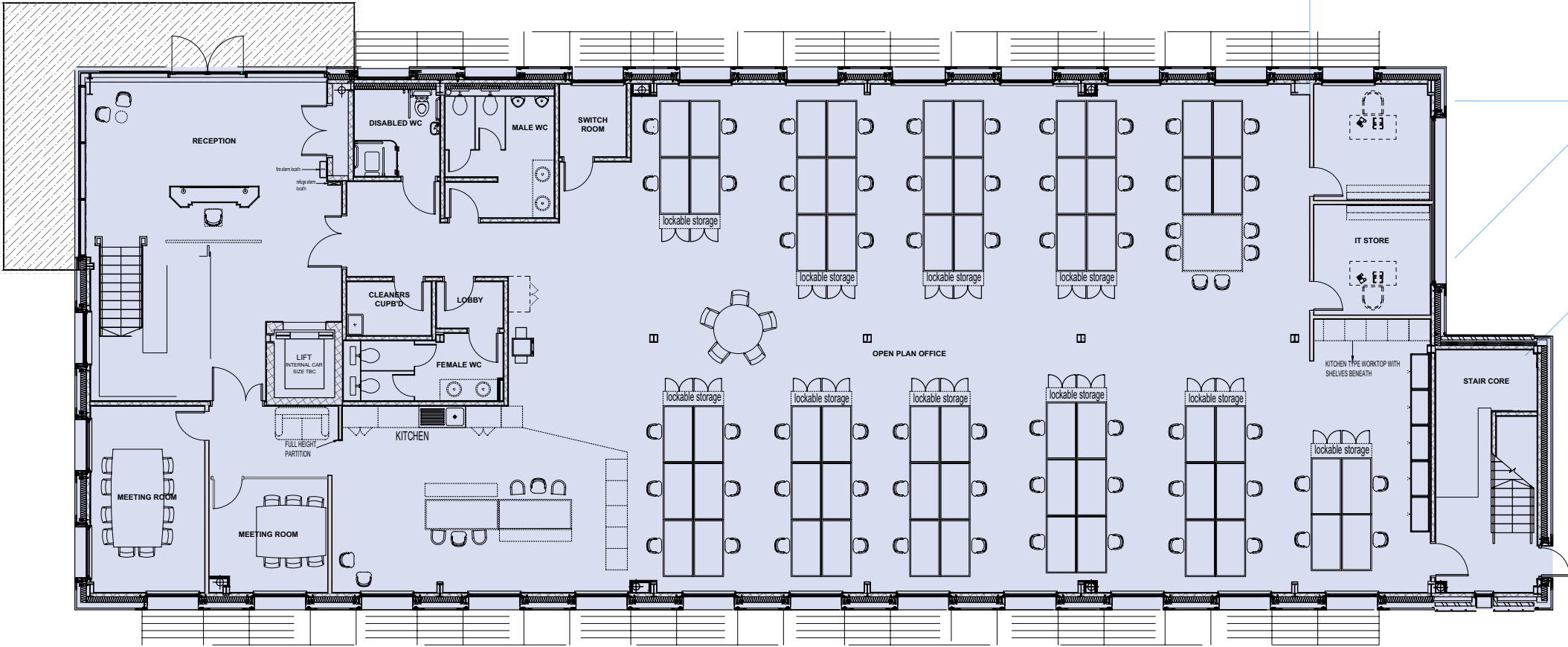


Cities	miles	mins
Leicester	10	23
Derby	20.2	23
Nottingham	20.5	26
Coventry	27.8	29



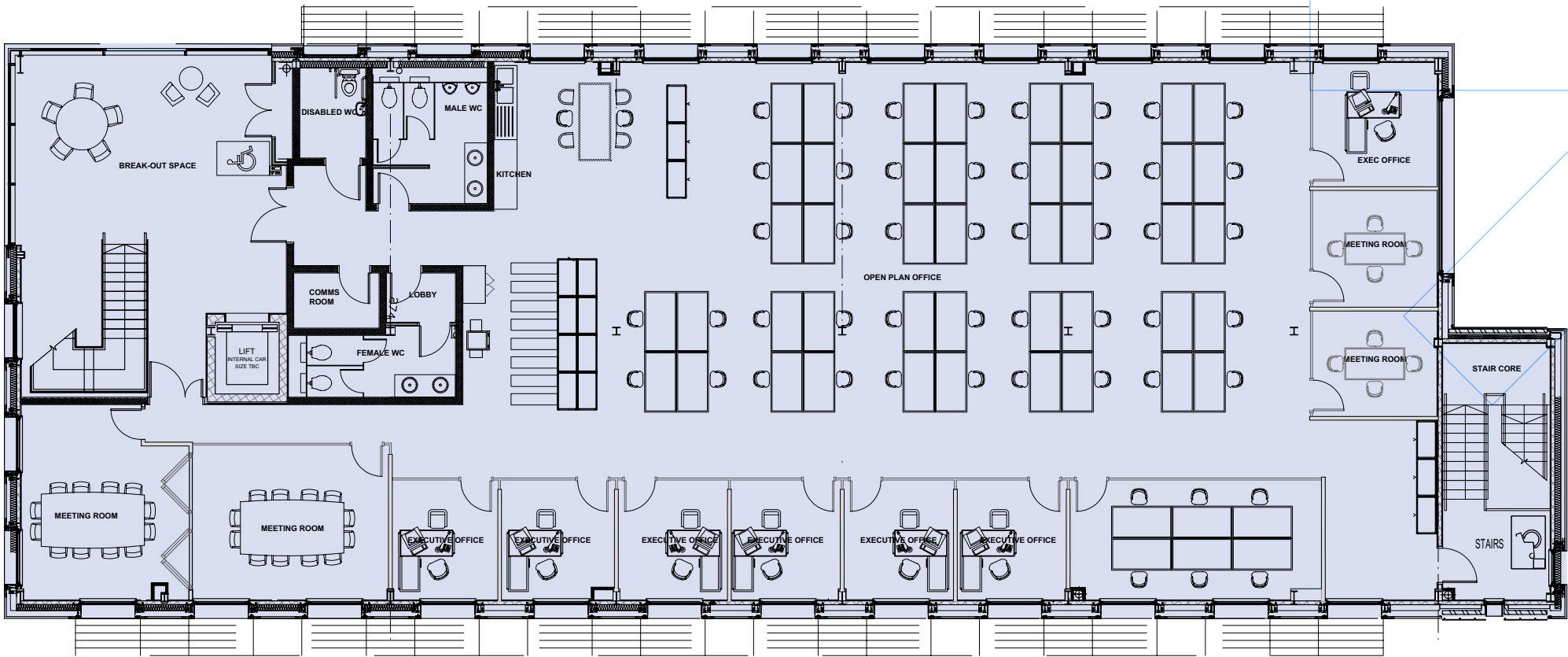
Airports	miles	mins
East Midlands	11.2	13
Birmingham	33.5	43

SOURCE: GOOGLE MAPS



SCHEDULE OF ACCOMMODATION

Ground Floor	469.8 sq m	5,057 sq ft
First Floor	461.0 sq m	4,963 sq ft
Total NIA	930.8 sq m	10,020 sq ft



SCHEDULE OF ACCOMMODATION

Ground Floor	469.8 sq m	5,057 sq ft
First Floor	461.0 sq m	4,963 sq ft
Total NIA	930.8 sq m	10,020 sq ft





INTERNAL SPECIFICATION

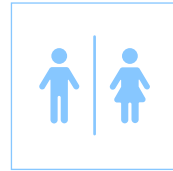
1A FRANKS ROAD · J22/M1

#08

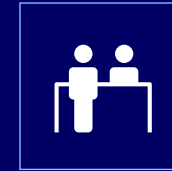
Internally there are partitioned, non-structural offices at ground and first floors providing meeting room and private office space.



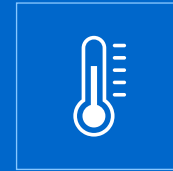
**SUSPENDED
CEILINGS**



**MALE, FEMALE &
DISABLED WCS**



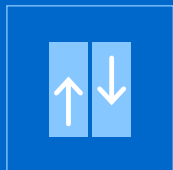
**LARGE FEATURE
RECEPTION WITH
OPEN STAIRS**



**COMBINED AIR-CON
HEAT/COOL SYSTEM**



**RAISED
FLOORS**



**PASSENGER
LIFT**



**INSET LED
LIGHTING**



**KITCHEN
TEA POINTS**

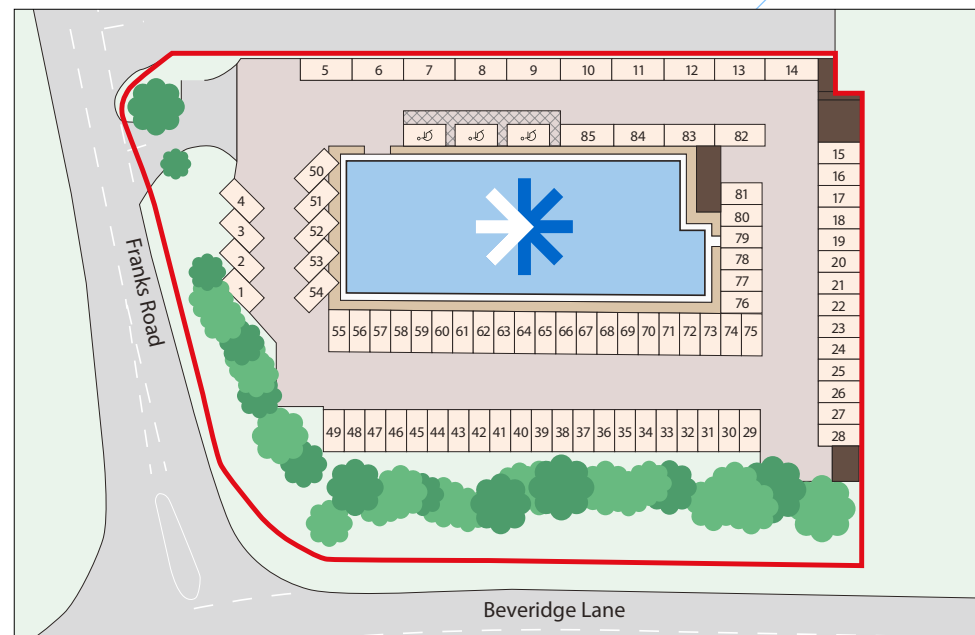




EXTERNAL SPECIFICATION

1A FRANKS ROAD · J22/M1

#09



Externally the property benefits from substantial on-site car parking for 85 cars, plus 3 disabled spaces (1 per 113 sq.ft), within self-contained, secure landscaped grounds.



85
CAR PARKING
SPACES



+3
DISABLED PARKING
SPACES



2 EV
CHARGING
SPACES



SECURE
SELF-CONTAINED
GROUNDS



GREEN
LANDSCAPED
SPACES



1A FRANKS ROAD · J22/M1

#10





TENURE

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

PRICE

£2,300,000 (two million three hundred thousand pounds).

RENT

£185,000 (one hundred and eighty five thousand pounds) per annum exclusive.

VAT

VAT will be charged on the sale price/rent.

BUSINESS RATES

Local Authority:
North West Leicestershire

Period: 2024/2025

Rateable Value: £85,000

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 30 within B and B. The EPC is valid until 19 May 2031.

PLANNING

We understand the premises have authorised 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.

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).



1A FRANKS ROAD

BARDON HILL · COALVILLE · LE67 1TT · J22/M1



CONTACT

Alex Reid MRICS

alex.reid@matherjamie.co.uk
07976 443720
01509 233433

3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF

matherjamie.co.uk



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. September 2025.

Created by CARVE

carve-design.co.uk 17362/7