

**MATHER
JAMIE**
01509 233433

**Unit 2 Garden Court
Gee Road
Coalville
LE67 4NB**

TO LET
£43,750 pax



Warehouse & Offices

507.7 sq m (5,465 sq ft)

Unit 2 Garden Court, Gee Road, Coalville, Leics, LE67 4NB

DESCRIPTION

Modern purpose-built warehouse and office with portal frame construction, up and over loading door, solid concrete floor, internal clearance to eaves of approximately 5.5 metres.

Good quality ground and first floor offices incorporating suspended ceilings, inset LED lighting, carpeted with perimeter trunking and radiator heating.

Externally the property benefits from parking plus loading.

ACCOMMODATION

Ground Floor

Workshop & Offices	399.2 sq m	(4,297 sq ft)
--------------------	------------	---------------

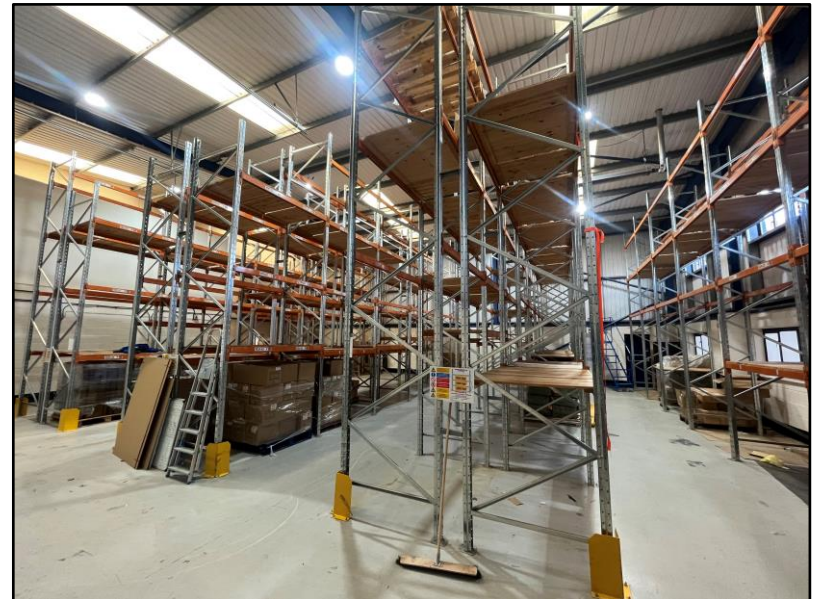
First Floor

Offices	108.5 sq m	(1,168 sq ft)
---------	------------	---------------

Total GIA	507.7 sq m	(5,465 sq ft)
------------------	-------------------	----------------------

TENURE

The property is available on a new lease for a minimum term of 5 years on a full repairing and insuring basis, other terms to be agreed.



Unit 2 Garden Court, Gee Road, Coalville, Leics, LE67 4NB

RENT

£43,750 (forty three thousand seven hundred and fifty pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2023/2024
Rateable Value: £30,500

LEGAL COSTS

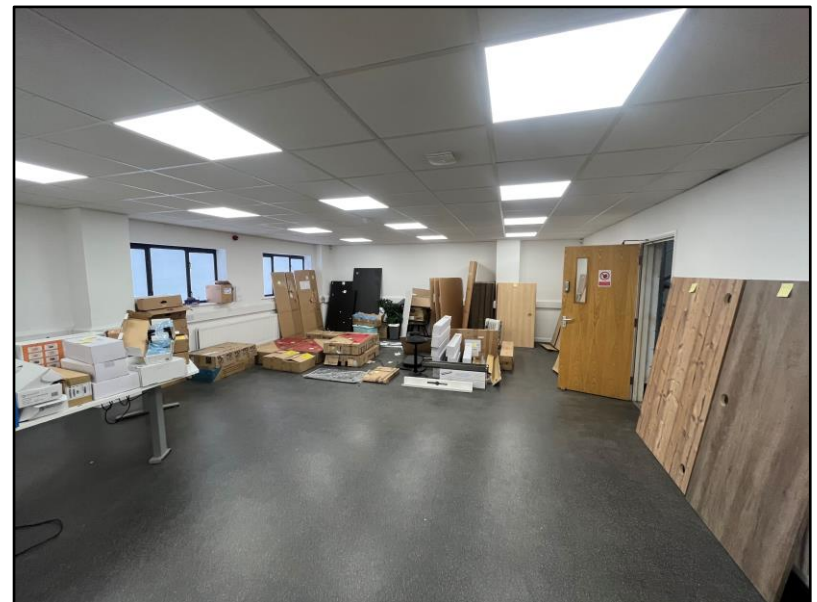
Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 63 within Band C. The EPC is valid until 14 September 2028.

PLANNING

We understand the premises have authorised planning consent under Class E (light industrial)/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.



Unit 2 Garden Court, Gee Road, Coalville, Leics, LE67 4NB

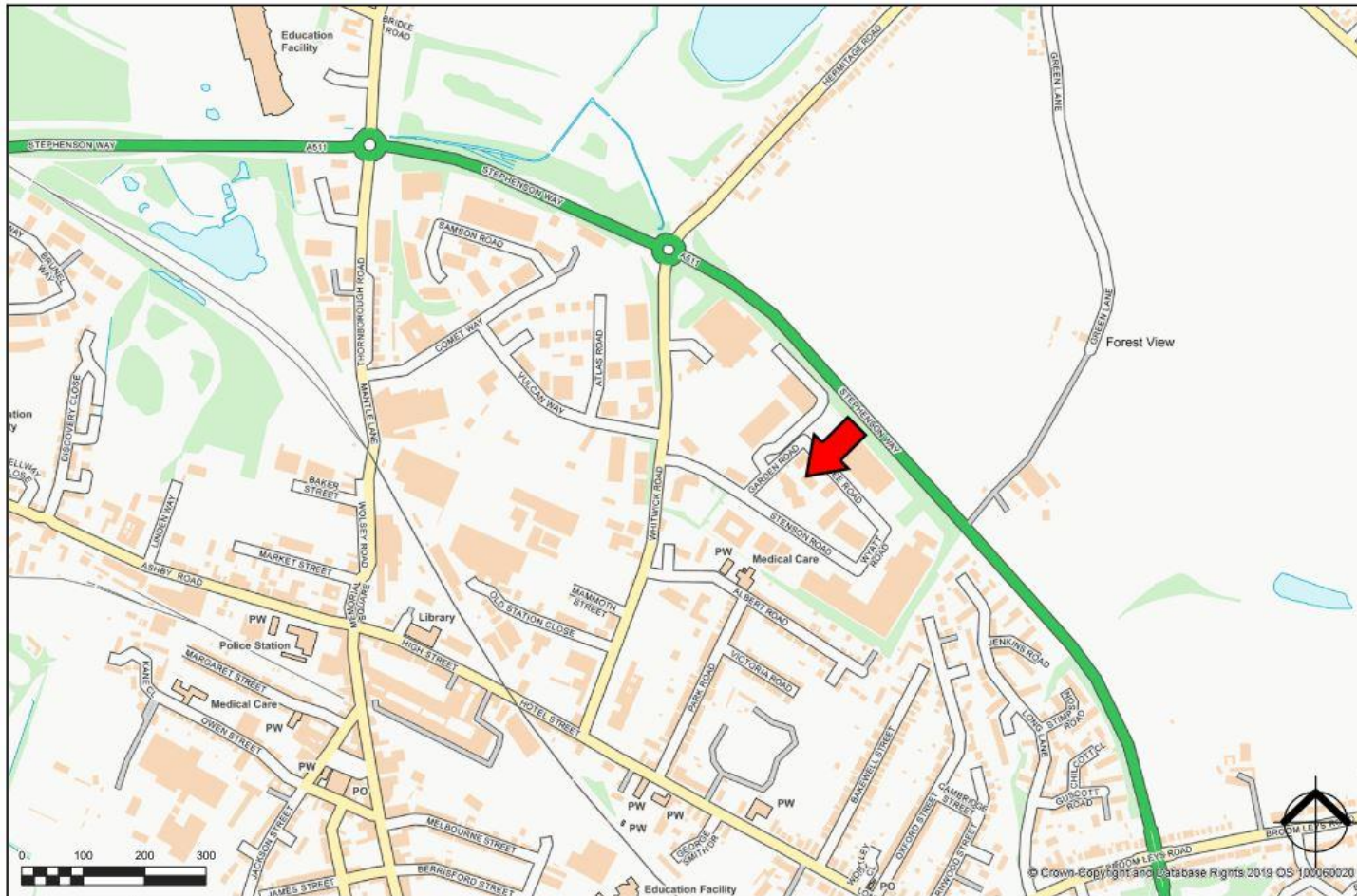
LOCATION

The subject property forms part of Garden Court with the site benefitting from superb locations via the Coalville bypass to both Junctions 22 of the M1 motorway and Junction 13 of the A42/M42 both respectively 5 miles and 4½ miles distant.



what3words:

///marble.translated.keeps



CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720

Charlie Lallo MRICS
charlie.lallo@matherjamie.co.uk
07751 752280



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: 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