



SansomHamilton

Chartered Surveyors & Property Consultants

**UNITS E & F
BARDON 22
REGS WAY
BARDON HILL
COALVILLE
LE67 1FL**

TO LET

Rent on Application

LOCATION

The property is located on the east side of Regs Way in an established and popular distribution area and approximately 2.5 miles from Junction 22 of the M1.

DESCRIPTION

Two self-contained distribution units with offices and large yard area which can be operated as one unit if required.

UNIT E

Warehouse	14,961 sq ft	1,390m ²
Offices	895 sq ft	83m ²

with kitchen & w.c. with mezzanine above

UNIT F

Warehouse	11,797 sq ft	1,096.00m ²
Offices	906 sq ft	84.17m ²

with kitchen & w.c. with mezzanine above



- Eaves height 7.16m (22 ft)
- Roller shutter door to each unit with 2 x dividing roller shutter door between the units
- Concrete yard area extending to approx. 2,310 sq m (0.57 acres)

BUSINESS RATES

Local Authority	-	North West Leicestershire District Council
Rateable Value	-	Unit E £81,500
		Unit F £66,000

TENURE

To be let by way of a sub-lease.

EPCs

Band C

PLANNING

We understand the premises have an authorised planning consent under Use Class E of the Town & Country Planning (Use Class) Order 1987
Interest parties should make their own enquiries

LEGAL COSTS

Each party to be responsible for their own legal costs

DISCLAIMER

Sansom Hamilton & Co. give notice that these particulars are produced in good faith and as a general guide only and do not form any part of an offer or any contract. No person within Sansom Hamilton & Co has any authority to make or give representation or warranty on any property. All plans are for identification purposes only. All areas are approximate and subject to survey by the purchaser.

LOCATION PLAN

