

**MATHER
JAMIE**
01509 233433

Units 1 & 2 Old Station Close
Coalville
Leics
LE67 3FH

FOR SALE / TO LET
£450,000 / £30,000 pax



Industrial / Factory Premises

378.96 sq m (4,079 sq ft)

Units 1 & 2 Old Station Close, Coalville, Leics, LE67 3FH

DESCRIPTION

The property comprises a detached, steel portal frame factory / warehouse unit with brick and block walls to eaves, beneath a pitched corrugated sheet roof incorporating 10% translucent light panels.

Internally the warehouse benefits from solid concrete flooring, single roller shutter loading access door, an eaves height of approximately 4.4m, WC facilities, kitchen and office.

ACCOMMODATION

Total GIA	378.96 sq m	(4,079 sq ft)
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TENURE

The property is available either freehold with vacant possession, or by way of a new lease on terms to be agreed on a full repairing and insuring basis.

PRICE

£450,000 (four hundred and fifty thousand pounds).

RENT

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



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VAT

VAT will be applicable to the sale price / rent.

BUSINESS RATES

Local Authority: NW Leicestershire
Period: From 1 April 2026
Rateable Value: TBC

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class B2 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 occupies a prominent position near to the junction of Old Station Close and Whitwick Road, both 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 motorway, approximately 4 and 4½ miles distant respectively.

 **what3words:** ///wheels.limp.prime

OFSI SANCTIONS CHECK

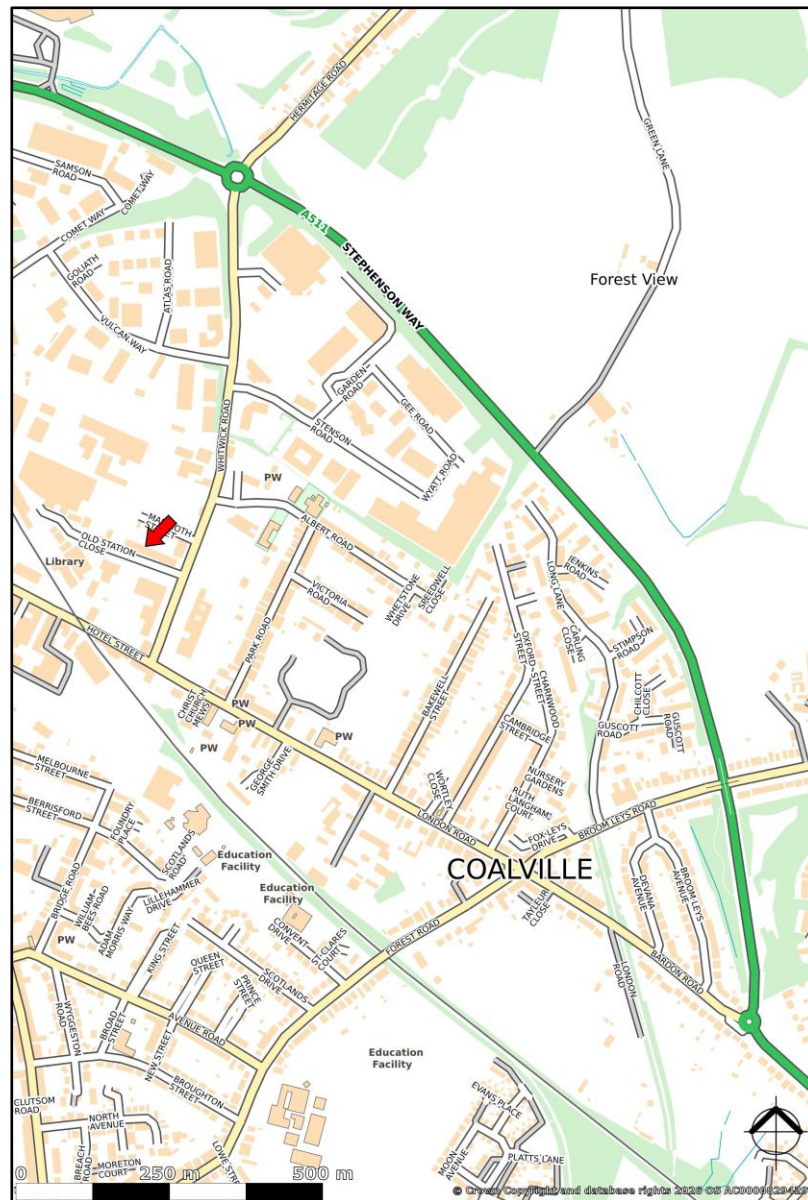
With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone 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.

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).



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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.