

# BRAND NEW INDUSTRIAL UNITS TO LET

Former Brick Works, Mill Lane, Heather, Coalville, Leicestershire, LE67 2QE



1,500 - 18,000 Sq Ft (139.35 - 1,672.2 Sq M)

Rent On Application

- ▶ 6m To Underside Of Eaves
- ▶ Occupation Q 1/2 2023
- ▶ Excellent Access to J21 of M1 & J11 of M42
- ▶ Sizes Can Be Combined To Suite Occupiers Requirements

## LOCATION

The Business Park is located to the south east of Heather, accessed off Station Road. Heather is approximately eight and a half miles from Junction 22 of the M1 motorway. The A42/M42 can also be accessed to the west via Measham.

## DESCRIPTION

The properties will consist of blocks of 9,000 sq.ft in total, which can offer individual accommodation from 1,500 sq.ft or multiples of this to suit requirements.

All units will benefit from full height roller shutter, 3 phase power (20KVA), W.C., provision, lighting and electrics to board.

Externally, there will be designated parking.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
<b>Units From</b>	<b>18,000</b>	<b>1,672.2</b>
<b>Total</b>	<b>18,000</b>	<b>1,672.2</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

To be rated. All interested are to make enquiries to Northwest Leicestershire District Council as to the rates liability.

## EPC

Energy Rating to be confirmed.

## POSSESSION

Upon completion of legal formalities.

## SERVICE CHARGE

There will be an Estate wide service/management charge for maintenance of the communal services - more information can be obtained from the agents.

## PLANNING

We understand the properties benefit from Class E Industrial (formally B1), B2 and B8 uses, of the Town & Country Planning (Use Classes) Order 1987.



## TENURE

The properties are available by way of new leases on full repairing and insuring terms, for a number of years to be agreed.

## RENT

Rent On Application

## VAT

VAT will be applicable on the rent.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

rp@apbleicester.co.uk

0116 254 0382



**Will Shattock**

wjs@apbleicester.co.uk

0116 254 0382

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.