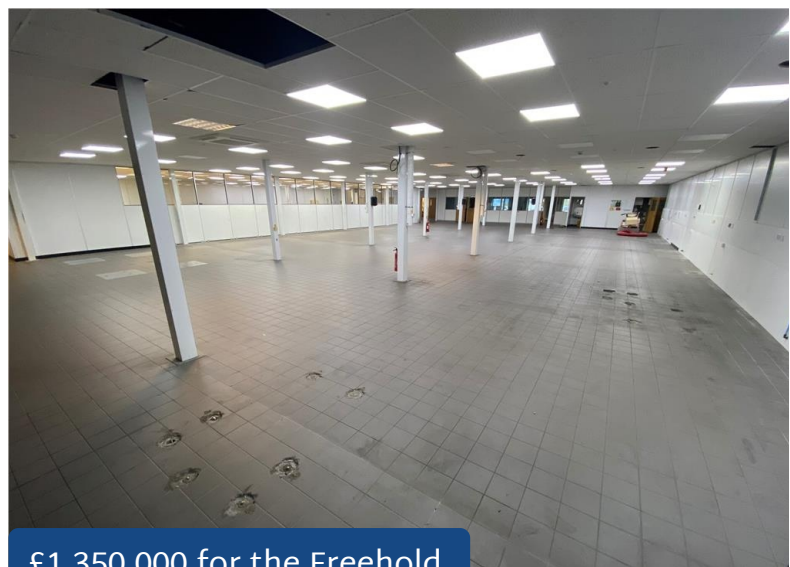


WAREHOUSE PREMISES FOR SALE **FOR SALE**

Unit A, Interlink Way South, Bardon, Coalville, Leicestershire, LE67 1PG



11,837 - 22,786 Sq Ft (1,099.66 - 2,116.82 Sq M)



£1,350,000 for the Freehold

- ▶ Popular industrial location
- ▶ Rare freehold opportunity

- ▶ Convenient access to M1 motorway
- ▶ Approx. 25 car parking spaces

LOCATION

The property is situated on Interlink Way South, an established industrial and logistics location in Bardon at the heart of the golden triangle. The property is located just over 2 miles from Junction 22 of the M1 motorway via the A511. Nearby occupiers include Amazon, Laura Ashley and Volvo.

DESCRIPTION

The property comprises an end of terrace, single storey industrial unit of steel portal frame construction under a pitched roof.

Internally the property comprises a reception area and a series of offices on the ground floor leading to an extensive warehouse/workshop space also accessed via a roller shutter loading door from the forecourt.

The property has been extensively fitted with a mezzanine flooring system, which provides further office accommodation, additional workshop space along with staff and kitchen facilities.

Externally the property benefits from a yard/car park to the left-hand side and front of the property and provides a total of approximately 25 spaces.

SERVICES

It is understood that all main services including electricity (3 phase), gas, water and mains drainage are connected. The property is heated by way of a gas fired central heating system, gas fired space heaters and a heating and cooling air conditioning system.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Offices	11,837	1,099.66
Mezzanine	10,949	1,017.16
Total	22,786	2,116.82

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £59,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

Energy Rating: C - 68

PRICE

£1,350,000 for the Freehold

VAT

We understand that VAT will be payable.

POSSESSION

Available immediately following completion of legal formalities.





VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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0116 254 0382



Will Shattock

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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.