

# RETAIL/TRADE PARK SCHEME TO LET

Beveridge Lane, Bardon 22, Coalville, Leicestershire, LE67 1TB



1.95 Acres (0.789 Hectares)

Rent on Application

- ▶ Design & Build scheme - Potential alternative uses (stp)
- ▶ Good access to M1/M42 motorways
- ▶ Excellent road frontage
- ▶ 20,000 plus vehicle movement a day

## LOCATION

The subject site fronts the A511 and Beveridge Lane off the roundabout into the Bardon Industrial Estate. The M1 motorway is approximately 2 miles to the east and the M42 7 miles to the west.

Bardon Industrial Estate is ideally situated to provide excellent access to large parts of the UK with its access to the major motorways.

Occupiers on Bardon include Volvo, Eddie Stobart and Barrett Developments.

## DESCRIPTION

The site consists of 1.95 acres (0.79 hectares) and has current outline planning for office development. Alternative uses for the site will be considered, such as roadside, trade park, retail and general industrial.

The site's high visibility lends itself to a variety of occupiers and subject to planning, the owner will consider all options.

## CURRENT RATING ASSESSMENT

The units, once built, will be assessed. Any interested parties should speak to Northwest Leicestershire District Council in respect of any rating liability for their chosen use.

## RENT

Rent on Application.

## SERVICES

Main services will be made available to the proposed buildings. All main services are available on the area.

## EPC

At present, an Energy Performance Certificate is not required. An EPC will be provided after construction of the units.

## LEASE TERMS

The properties will be available on new leases, on full repairing and insuring basis, for a term of years to be agreed.



## VIEWING

Please get in touch to arrange a viewing.



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### 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.