

# CHARLEY ROAD

COPT OAK  
LEICESTERSHIRE  
LE12 9YB

**A multi-purpose  
industrial building**  
3.5 miles from J22  
of the M1 Motorway

**TO LET**  
**41,904 sq ft**  
(3,892.92 sq m)



## DESCRIPTION

A high-quality, multi-purpose industrial building of conventional portal frame construction, prominently positioned and accessed via an attractive private drive off Charley Road.



Centrally positioned loading door



Eaves height of 3.65m



3 phase power



Clear span production area with wealth of natural light



9 production offices/ training rooms



Attractive reception with offices and conference rooms



Showroom, large canteen and toilets



Extensive car park



Attractive landscaped grounds



A former national training centre for a major UK occupier, comprehensively fitted out to an exceptionally high standard throughout.



## ACCOMMODATION

Floor	Description	sq m	sq ft
<b>Ground</b>	Production area	2,299.50	24,752
	Training offices	912.50	9,822
	Canteen	226.25	2,435
	Reception offices & ancillary	308.12	3,317
<b>First</b>	Conference rooms	146.63	1,578
<b>Total (GIA)</b>		<b>3,892.92</b>	<b>41,904</b>



## LOCATION

The premises are located on Charley Road in Copt Oak, North West Leicestershire, between Shepshed (3 miles) and Bardon (4 miles).

The property benefits from excellent connectivity, with Junction 22 of the M1 motorway located just 3.5 miles away via the B591. Loughborough lies approximately 5 miles to the north-east, while Leicester city centre is approximately 10 miles to the south-east.

The M42 motorway is also readily accessible, providing direct links to the wider Midlands motorway network, including the M6, M40 and M5, and enabling efficient access to key regional and national destinations.

## CONNECTIVITY

### MIDLANDS DRIVETIMES

Destination	miles	hrs:mins
Loughborough	5.3	0:14
East Midlands Airport	9.4	0:15
Leicester	10.2	0:23
East Midlands Parkway	12.5	0:21
Nottingham	21.9	0:41
Derby	22.9	0:35
Birmingham	38.1	0:52

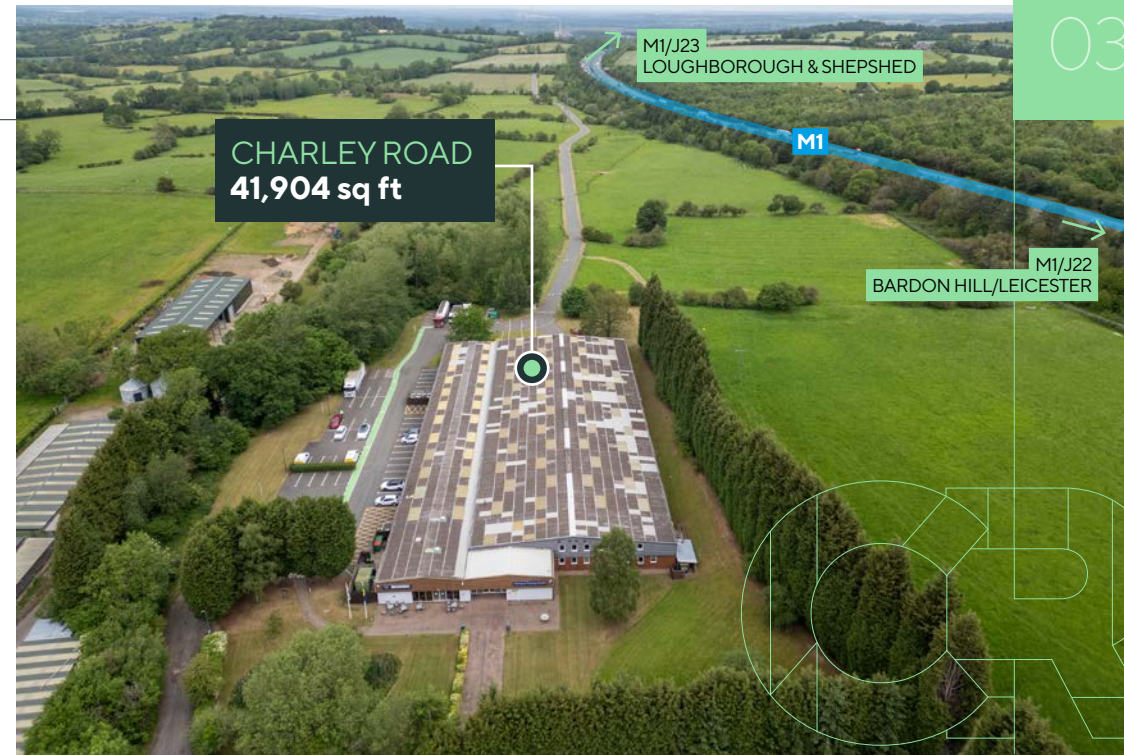
The strategic location offers excellent access to the East Midlands' major population centres, labour markets and distribution networks.



WHAT3WORDS  
bring.taps.ratio



GOOGLE MAPS  
LE12 9YB

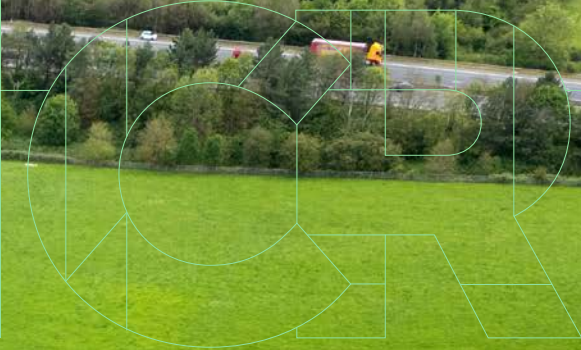


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41,904 sq ft



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LE12 9YB



## CONTACT

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## TENURE

The property is available to rent on a new full repairing and insuring basis, terms to be agreed.

## RENT

On application.

## BUSINESS RATES

**Local Authority:**  
Charnwood Borough Council

**Rateable value:**  
£167,000

## FURTHER INFORMATION

### VAT

VAT will be charged on all rents.

### EPC

TBC.

### LEGAL COSTS

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

### TOWN PLANNING

Currently used as a HGV vehicle training centre with planning permission for use class E(g) (iii), B2 & B8.

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 & Apb Property Consultants 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. June 2020