

**MATHER
JAMIE**

01509 233433

**73 (Unit C) Interlink Way West
Bardon Business Park
Bardon Hill
Coalville LE67 1LD**

M1
AGENCY
M1AGENCY.CO.UK

0115 896 0461
0121 726 9050

TO LET



**Warehouse & Office Premises within a
Distribution Location**

**6,843.64 sq m (73,666 sq ft)
Site Area 3.76 acres**

DESCRIPTION

High quality warehouse with internal clearance to underside of haunch of approximately 10m. 2x level and 3x dock loading doors within secure self-contained concrete surfaced loading yard with 40m depth, 56m width, separate staff car parking for approximately 69 vehicles including 4 disabled spaces.

The warehouse is part-racked with gas blower space heater beneath pitched insulated clad roof with 10% translucent roof light panels and high-bay lighting.

To the front elevation there is a two-storey office providing office and ancillary staff facilities either side of a central entry stairwell including male/female/disabled WC at ground floor and male/female WCs at first floor.

Ground floor facilities include kitchen/canteen, changing room and lockers.

ACCOMMODATION

Ground Floor Warehouse	6,299.88 sq m	(67,812 sq ft)
Offices	271.88 sq m	(2,927 sq ft)
First Floor	271.88 sq m	(2,927 sq ft)
Total GIA	6,83.64 sq m	(73,666 sq ft)
Site Area	3.76 acres	



TENURE

The property is available by way of a new lease on terms to be agreed. The property will be available March 2024.

RENT

£570,000 (five hundred and seventy thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

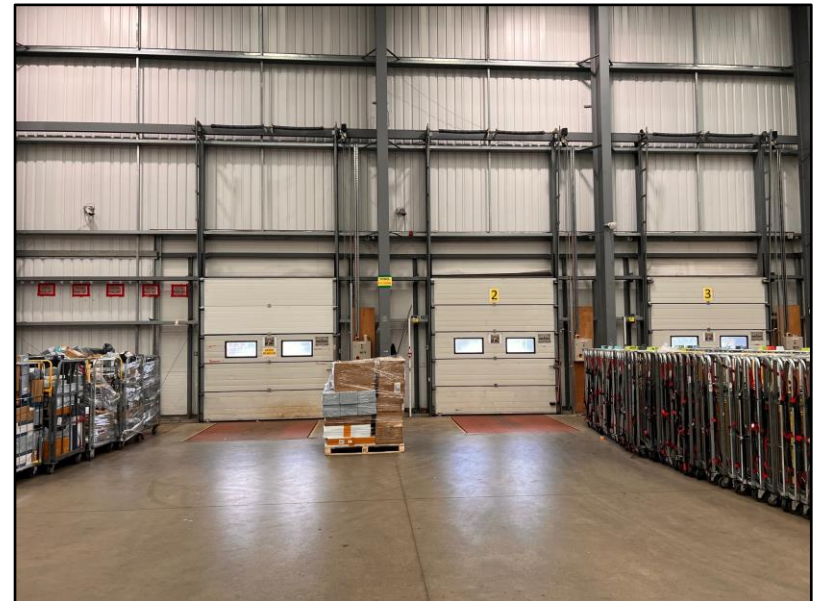
Local Authority: NW Leicestershire

Period: 2023/2024

Rateable Value: £372,500

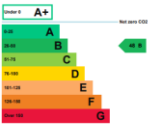
LEGAL COSTS

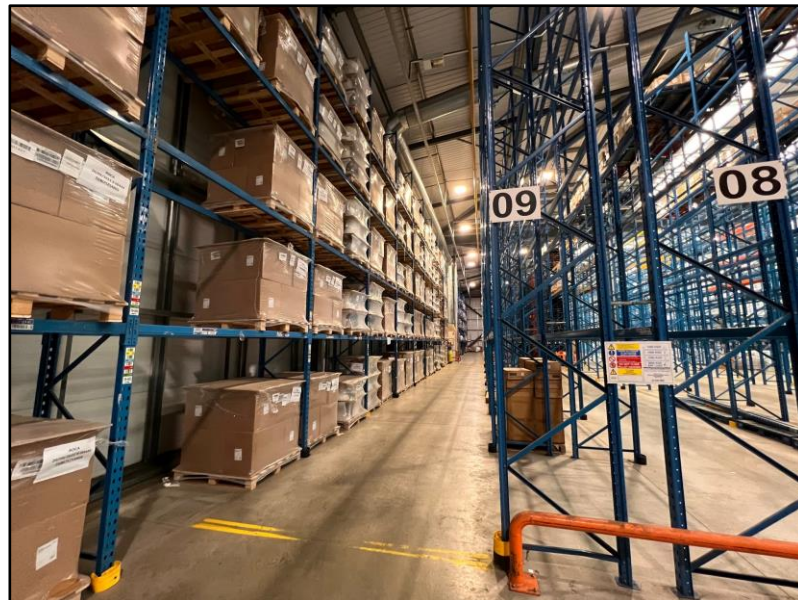
Each party will be responsible for their own legal costs incurred in the transaction.



EPC

The property has an Energy Performance Asset Rating of 48 within Band B. The EPC is valid until 19 April 2028.

Energy performance certificate (EPC)	
73 (Unit C) Interlink Way West Bardon Business Park, Bardon Hill COALVILLE LE67 1LD	Energy rating B Valid until 19 April 2028 Certificate number: 9636-9636-2179-6694-9002
Property type	B8 Storage or Distribution
Total floor area	8,584 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score	
This property's current energy rating is B.	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
	



PLANNING

We understand the premises have authorised use under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

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 tenant(s).

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LOCATION

Bardon Hill is an established industrial warehouse location providing accommodation for local industrial occupiers as well as regional and national logistics businesses.

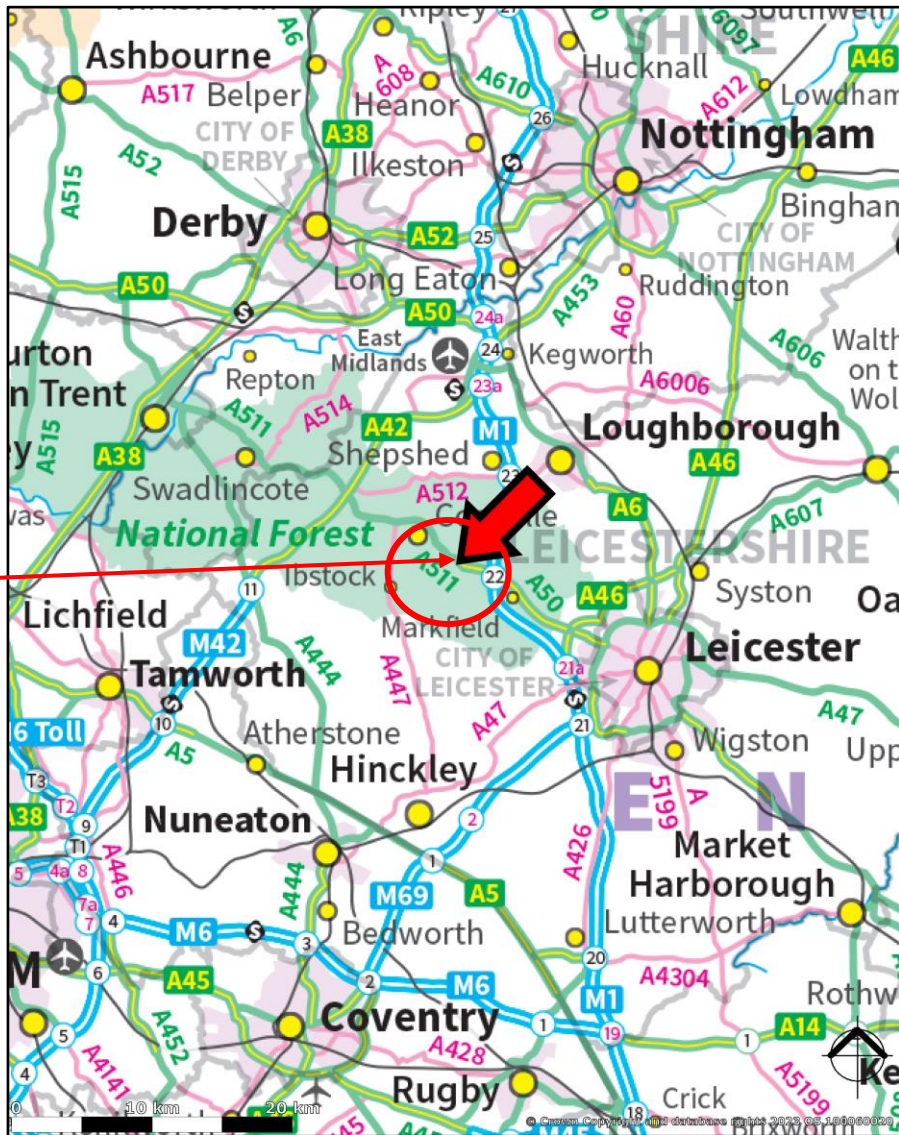
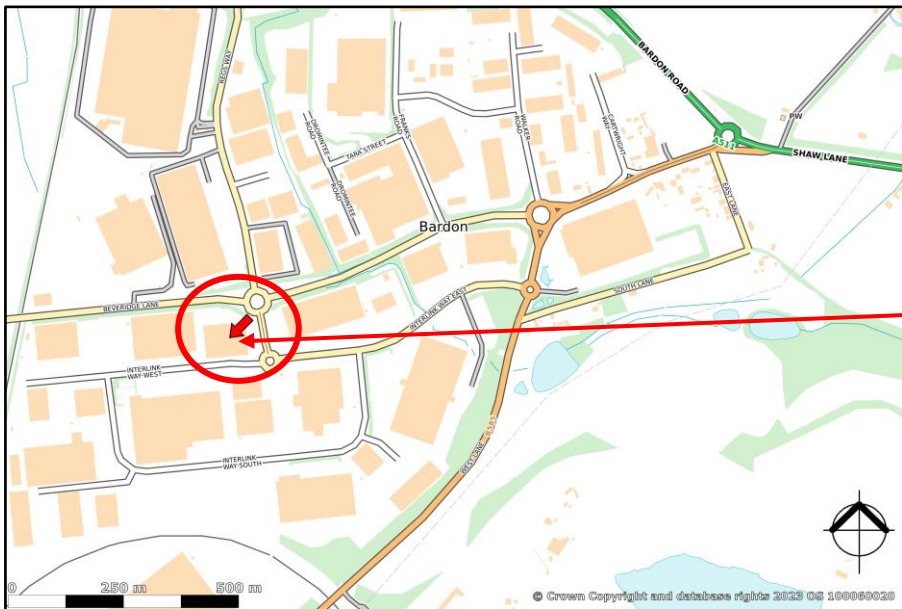
The area has been developed over the past 30 years and benefits from a superb road location approximately 2 miles from Junction 22 of the M1 motorway to the west, located to the east of the town of Coalville providing a ready labour supply and good road links via the A511 to both the M1 (Junction 22) and the A42/M42 (Junction 13) at Ashby de la Zouch, located in the heart of the "Golden Triangle" which has led to significant recent developments in and around the area including the development of purpose-built accommodation for Amazon.

Recent developments include Interlink 225, Tungsten Park, Bardon Hill and Bardon 4ORTY speculative units ranging from 20,000 – 225,000 sq ft.

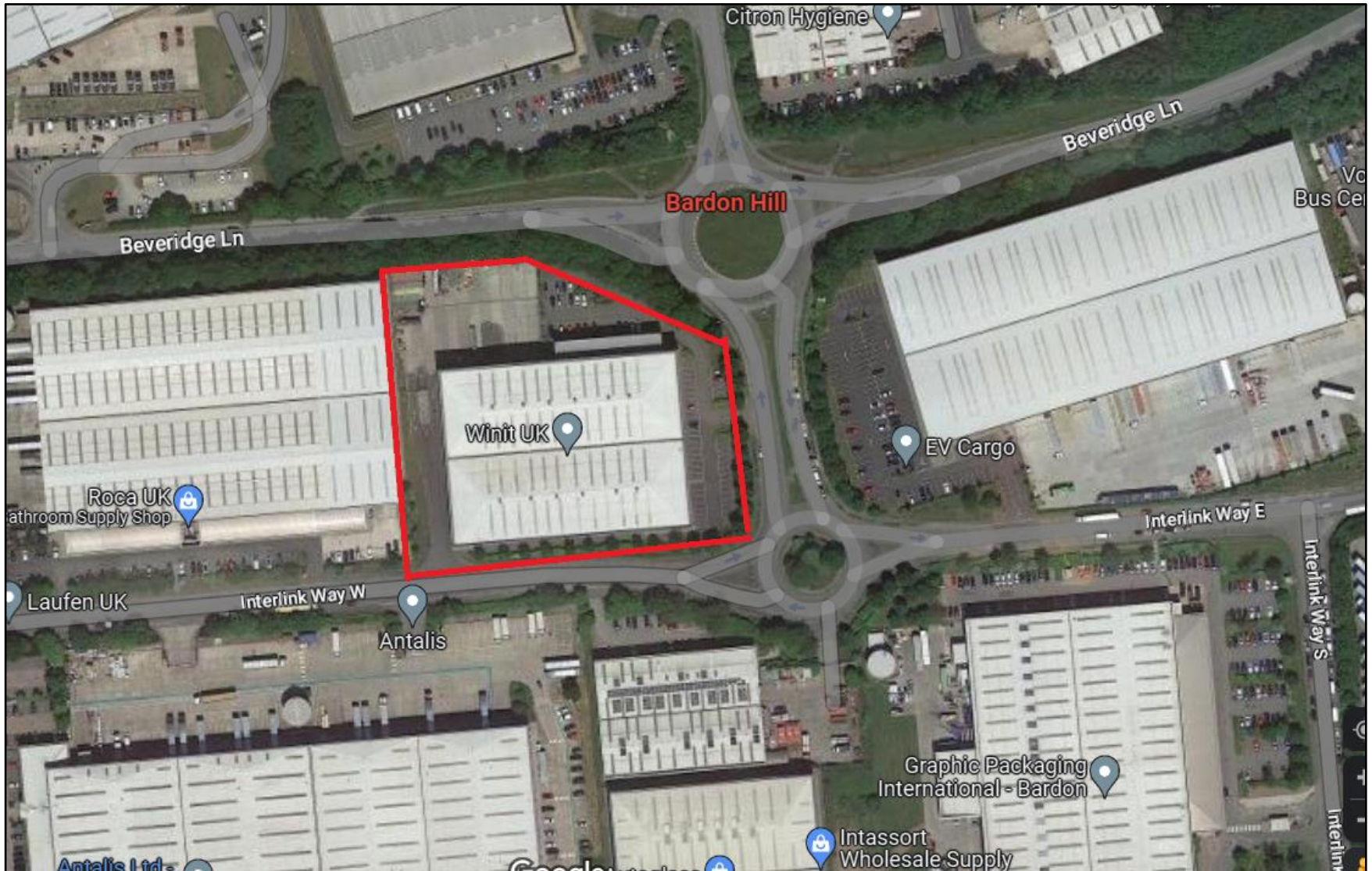
The property occupies a prominent corner location fronting Interlink Way West and its junction with Beveridge Lane facing two roundabout junctions within approximately 2 miles of Junction 22 of the M1. Nearby occupiers include Roca UK, Amazon, EV Cargo, Antalis and DHL amongst others.

 **what3words:**
///probing.flamingo.flow

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CONTACT: Mather Jamie:

Alex Reid MRICS

alex.reid@matherjamie.co.uk

07976 443720

Charlie Lallo MRICS

charlie.lallo@matherjamie.co.uk

07751 752280



**3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF**

Website: www.matherjamie.co.uk

Joint Agent: M1 Agency

Georgina Thompson

georgina.thompson@m1agency.co.uk

07793 461360

James Keeton

james.keeton@m1agency.co.uk

07812 250857

Toby Wilson

toby.wilson@m1agency.co.uk

07500 926727



**The Poynt
45 Wollaton Street
Nottingham**

**Notts
NG1 5FW**

Website: www.m1agency.co.uk

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