

12,480 sq ft on approx. 0.52 acres



0121 265 7500
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FOR SALE

**OWEN STREET, COALVILLE,
LEICESTERSHIRE, LE67 3DA**



Red line plan indicative only

Contacts

Tom Arnold
Industrial & Logistics
Mobile: +44 7880 091416
Email: Tom.Arnold@colliers.com

Charlie Andrews
Industrial & Logistics
Mobile: +44 7902 709533
Email: Charlie.Andrews@colliers.com

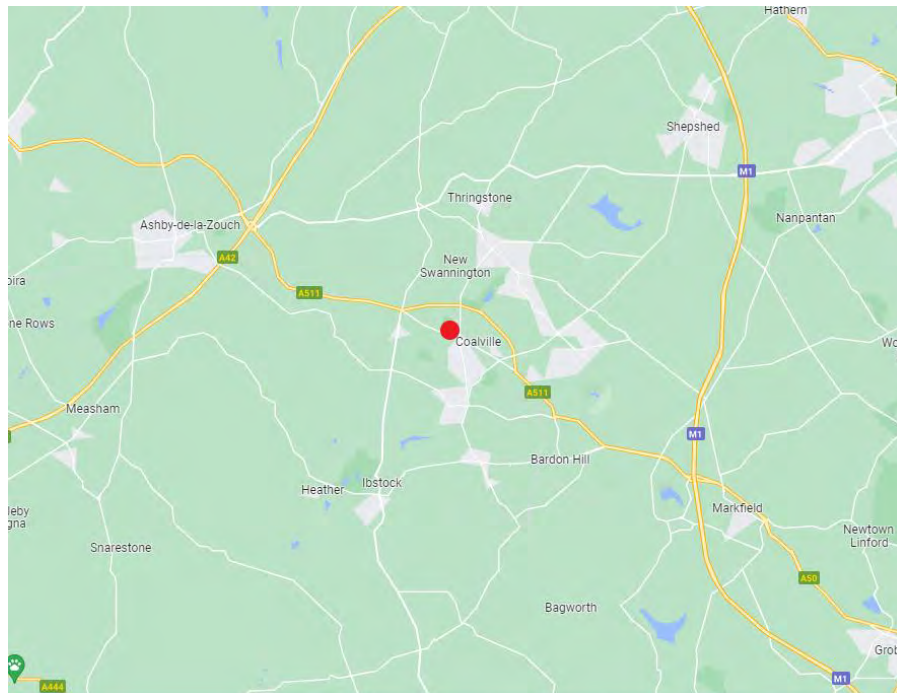
James Strawson
Residential - Development
Mobile: +44 7858 367862
Email: James.Strawson@colliers.com

Site at Owen Street, Coalville, LE67 3DA

Location

The subject property sits within the Coalville area of Leicestershire and benefits from good connectivity, with the A511 Stephenson Way in close proximity, linking to junction 22 M1 c.4.9 miles to the east. To the west, the A511 connects to the A42 approximately 4.4 miles away.

Immediately bounding the subject property are residential dwellings, with the area also having a mix of industrial uses to the south and north west. Ashby Road to the north is the main thoroughfare of Coalville and provides a mix of amenity uses for the nearby residents.



Description

The site comprises a self-contained approximate 0.52-acre plot benefitting from vehicular access directly off Owen Street to the yard and parking area of the property

The property comprises a two bay warehouse of brick construction and a steel frame roof. Internally there are a mix of office and ancillary facilities including male and female WC's and a kitchen area. There are several cold store refrigeration units within the unit that will remain in-situ.

The site is secured by metal gates at the entrance and metal fencing span the entire site. There a total of 13 car parking spaces within the yard/loading area.

In the vicinity of the property are residential properties to the east and south, running the full length of the boundary, whilst to the west sits a Care Home.



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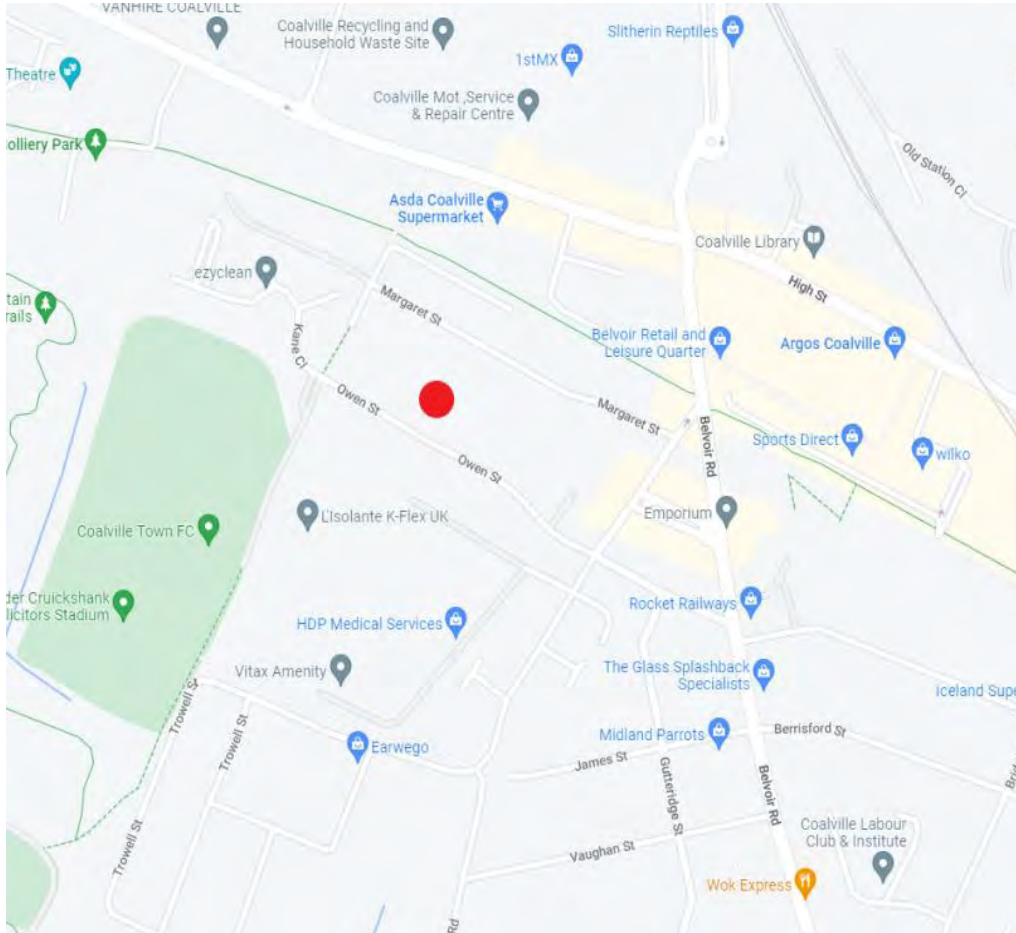
Floor Areas

The existing property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Main Industrial Facility		
Industrial / Warehouse	10,123	940.44
Office facilities	2,357	219
Total	12,480	1,159.44



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Tenure

We are advised that the title is held Freehold under Title Number LT227854.

Planning

The site benefits from existing planning permission for B1, B2 and B8 uses. Potential for a change of use to residential subject to relevant planning permission. Interested parties are advised to make their own enquiries with the local council.

EPC

The existing building has an EPC rating of F with full report available on Request

Legal Costs

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

Contact

For further information and arranging inspections, please contact the sole agents:

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the transaction is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyer/funder/lessee.

Disclaimer

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