



TO LET
Industrial Premises

952.25 m² (10,250 ft²)

Samson Road
Coalville, Leicestershire
LE67 3FP





MATHER JAMIE

Chartered Surveyors

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

tel: 01509 233433

fax: 01509 248900

email: sales@matherjamie.co.uk

website: www.matherjamie.co.uk



PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. 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.
2. 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.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. 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.
5. 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.

LOCATION

Prominent corner building at the junction of Comet Way and Samson Road on the established Hermitage Industrial Estate with good access to Coalville's outer Ring Road providing good communication to Junction 22 of the M1 and Junction 13 of the A42/M42 Motorways approximately 5 miles and 4 miles distance respectively.

DESCRIPTION

Modern portal frame factory/warehouse with brick and block walls to eaves beneath pitched profile clad roof incorporating translucent roof panel, single storey attached office section with suspended ceilings, inset lighting and gas central heating. Internally the main factory space has solid concrete flooring, 2 roller shutter loading access doors (1 powered), Ladies, Gents and Disabled WCs and kitchen facility.

ACCOMMODATION

Factory & Offices 925.25 m² (10,250 ft²)

TENURE

The premises are available on a new lease for a term to be agreed on a full repairing and insuring basis. Alternatively, the freehold with vacant possession may be available.

RATING

Local Authority: North West Leicestershire District Council
Period: 2011/2012
Rateable Value: £39,750

LEGAL COSTS

Incoming tenant to be responsible for landlords reasonable legal costs.

RENT

£40,000 (Forty thousand pounds) per annum exclusive.

PLANNING

We understand the premises have an established use within Class B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987.

EPC

An Energy Performance Certificate will be provided.

VIEWING

CONTACT: Alex M Reid MRICS

E-MAIL: alex.reid@matherjamie.co.uk S660

Joint Agent: R Michael Fallowell FRICS

Newton Fallowell

mike.fallowell@newtonfallowell.co.uk

