

TO LET

DETACHED WAREHOUSE/INDUSTRIAL UNIT

**3 MARTINS COURT
TELFORD WAY
COALVILLE
LE67 3HD**



- Detached warehouse/industrial unit on well-established estate
- Incorporating good office provision on both ground and mezzanine level
- GIA approx. 353 sqm (3,800 sqft)
- Height to eaves approx. 5.70m (18ft 8in)
- £29,850 per annum exclusive plus VAT, subject to formal lease
- NB. Planning consent (Ref. 25/00101/FUL) exists for an extension to provide an additional approximately 105 sqm (1,130 sqft) if required



Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

Sturgis Snow and Astill LLP

1 The Church Rooms, 6 Church Street,
Barrow upon Soar, LE12 8PR

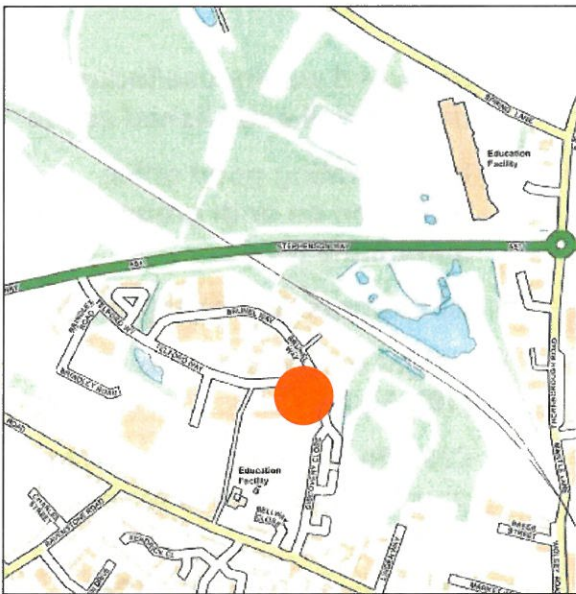
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Location

The Property is located on the south side of Telford Way, which itself is accessed off Stephenson Way, being the A511 which links through to the A42/M less than 3 miles away to the west, and to Junction 22 of the M1 some 4.5 miles to the south-east.



Description

The Property comprises a detached warehouse/industrial unit constructed approximately fifteen years ago of a steel portal frame with brick and block lower elevations and profiled cladding above, beneath a pitched profiled metal roof with generous roof lights over a screeded concrete floor. It benefits from an electrically operated roller shutter loading door opening onto a tarmac surfaced courtyard. It enjoys good natural light not only from the roof lights but also from a large double glazed screen in the front elevation.

The accommodation is arranged as follows:

Ground floor extending to a GIA of approx. 260.3 sqm (2,802 sqft) with a clear storage/production area and offices off:

Reception. 3.84m x 3.19m (12ft 7in x 10ft 6in) with toilet off.

Office 1. 2.83m x 3.24m (9ft 3in x 10ft 8in).

Office 2. 5.97m x 4.15m (19ft 7in x 13ft 8in).

First floor extending to a GIA of approx. 92.7 sqm (998 sqft).

Office. 12.36m x 5.28m (40ft 7in x 17ft 4in).

Male and female toilets.

Tenure

To let on a new FRI lease for a term of years to be agreed

Rates

Rateable Value: £32,500 effective from 01 April 2026.

Services

We understand that the Property is connected to all mains services, but please note that we have not tested these.

Planning

NB. Planning consent (Ref. 25/00101/FUL) exists for an extension to provide an additional approximately 105 sqm (1,130 sqft) if required. The rent quoted does not include this potential extension.

Rent

£29,850 per annum exclusive plus VAT, subject to formal lease.

Costs

Each party to bear its own costs.

Energy Performance Certificate

The property benefits from an EPC rating of D, valid until 25 February 2028.

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Viewing

Strictly by arrangement with:

Sturgis Snow and Astill
1 The Church Rooms
6 Church Street
Barrow upon Soar
LE12 8PR

Tel: (0116) 2555999

e-mail: info@sturgis-snowandastill.co.uk

SUBJECT TO CONTRACT

Reference: DGS

Stamp Duty Land Tax

Potential purchasers are advised to seek advice in respect of liability to stamp duty land tax.

Subject to contract

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will

be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. 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 test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

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