

TO LET

New Industrial & Warehouse Units

Beveridge Lane
Bardon Hill,
Coalville
Leicestershire, LE67 1TB

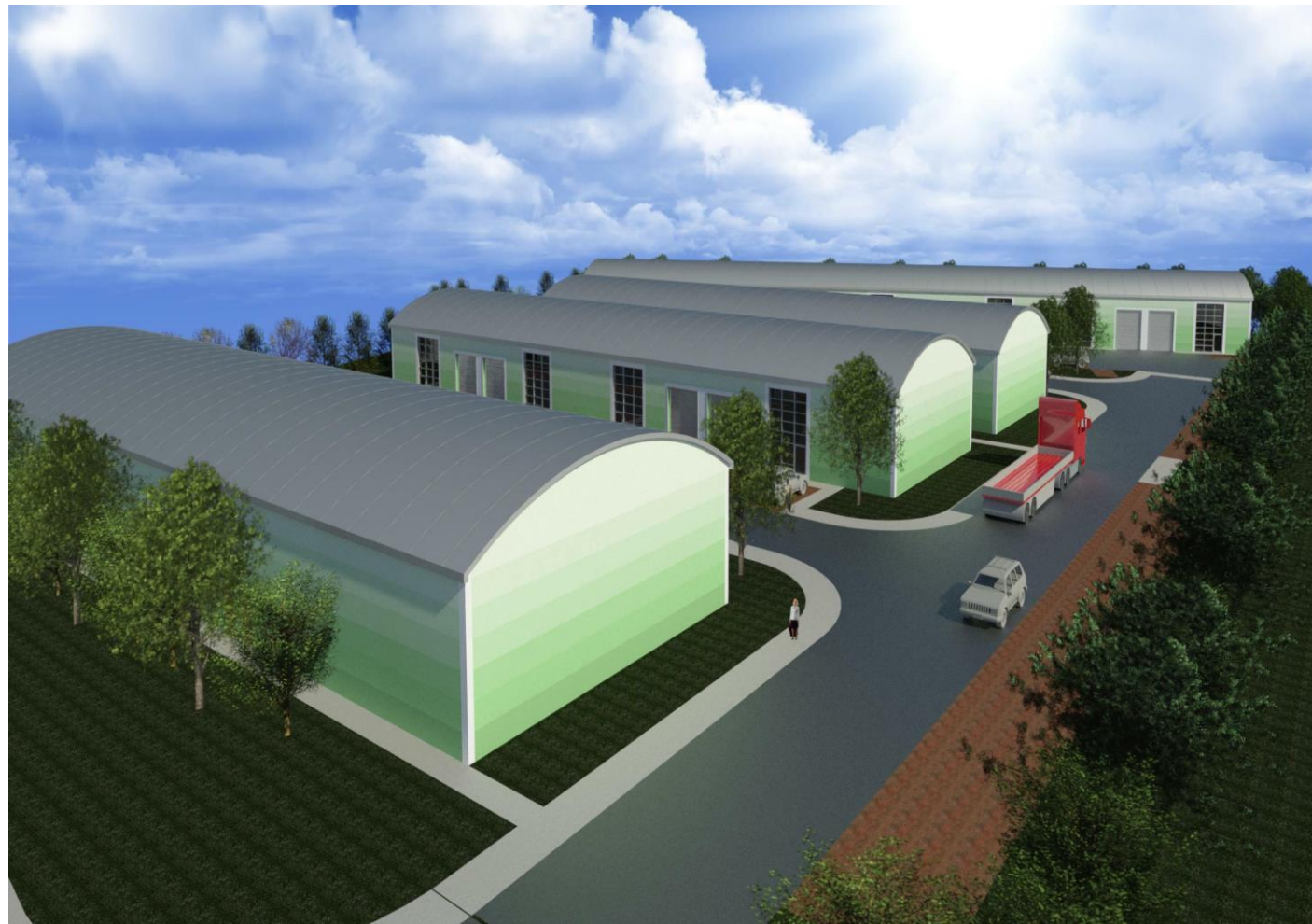
165 sq.m (1,777 sq.ft)
to
3,733 sq.m (40,181 sq.ft)

- Excellent access to the M1 & M42
- Prime industrial location
- Design & Build packages
- Flexibility with size and specification

Rent Upon Application

APB

PROPERTY CONSULTANTS
www.apbleicester.co.uk



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Location

The Industrial Park fronts the A511 at the head of Bardon Hill Industrial & Warehouse Centre. It is a well established commercial development providing easy access to the commercial centres of Leicester, Loughborough and only 1.5 miles from the M1. Both Birmingham and East Midlands international airports are within easy access.

Proposal

A comprehensive development is being undertaken of 2.8 acres to provide modern industrial and warehouse space. The units shall be constructed to a high specification and can be tailored to occupiers specific requirements.

Ample yard and parking spaces shall be provided.

Planning

Outline planning permission has been granted for light industrial (B1c) and warehouse (B8) use activity. Alternative uses will be considered.

Rent/Term

The units will be available on effective full repairing and insuring lease for a term of years to be agreed. There will be service charge in relation to the maintenance of the common parts.

Rents are available upon application.



Contact:

Sole agents:

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Conditions under which these details are issued
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, not any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and 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 tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

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Proposed Site Plan

1:250