

4 Cartwright Court, Forest Business Park

Bardon Hill, Coalville
LE67 1UE



Modern Offices 163.55 m² (1,760 ft²) FOR SALE/TO LET

DESCRIPTION

Ground and first floor office premises built approximately 5 years ago consisting of 2 storey open plan offices benefiting from suspended ceilings with Category II lighting, full perimeter trunking, electric heating, 2 WC's (one DDA compliant) and galley style kitchen. The property is a mid terraced building constructed of brick and block under a pitched tiled roof.

- Excellent road access to the M1 & M42
- Parking for 7 cars.
- Established office location.
- New lease available

01509 233433 www.matherjamie.co.uk

**MATHER
JAMIE**

LOCATION

The subject property is located off Forest Business Park which fronts the Bardon Industrial Estate. The property is less than 2 miles to Junction 22 of the M1 Motorway and Junction 11 of the M42 is approximately 6 miles on the A511. The location offers superb connections to the East and West Midlands.

Occupiers on the estate include Wilson Bowden Developments, Barratt Homes and Savoy. The location is shown on the plan below.

ACCOMMODATION

Ground Floor	76.23 m ²	(821 ft ²)
First Floor	87.28 m ²	(939 ft ²)
Total Net Internal Area	655 m²	(1,760 ft²)

TENURE

Freehold: The freehold is available with vacant possession.

Leasehold: The property is available by way of a new lease, on terms to be agreed.

PRICE/RENT

Price: £325,000

Lease: £22,500 per annum

VAT

VAT will be chargeable on this transaction.

RATING

Local Authority: North West Leicestershire District Council
Period: 2012/2013
Rateable Value: £18,250

SERVICE CHARGE

There is an estate wide service charge for the maintenance and landscaping of common parts.

LEGAL COSTS

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

VIEWING

Strictly appointment with the joint agents:

Mather Jamie: Reg Pollock MRICS
reg.pollock@matherjamie.co.uk

Joint Agent: James Phillips
APB 0116 254 0382
jmp@appleicester.co.uk



EPC TO FOLLOW

MATHER JAMIE

Chartered Surveyors

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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.