

DRAFT



TO LET

Offices

165.2 m² (1,778 ft²)

3 Cartwright Court
Forest Business Park
Coalville
LE67 1UE

**MATHER
JAMIE**
01509 233433

LOCATION

The subject property is located on 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 13 of the M42 is approximately 6 miles on the A511. The location offers super connections to the East and West Midlands.

The property's location is shown on the plan within these particulars.

DESCRIPTION

Ground and first floor accommodation benefitting from suspended ceilings with inset Category 2 lighting, full perimeter trunking, electric storage heaters and WC's. There is also a reception area at the ground floor and 7 dedicated car parking spaces.

MATHER JAMIE Chartered Surveyors

3 Bank Court, Weldon Road,
Loughborough, Leicestershire
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IMPORTANT INFORMATION

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.

ACCOMMODATION

Ground Floor	79.71 m ²	(858 ft ²)
First Floor	85.49 m ²	(920 ft ²)

Total Net Internal Floor Area **165.2 m²** **(1,778 ft²)**

TENURE

The property is available on a new lease for a term to be agreed.

RENT

£22,250 (twenty two thousand two hundred and fifty pounds) per annum exclusive.

BUSINESS RATES

Local Authority: North West Leicestershire District Council
Period: 2017/2018
Rateable Value: £20,000

LEGAL COSTS

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

VAT

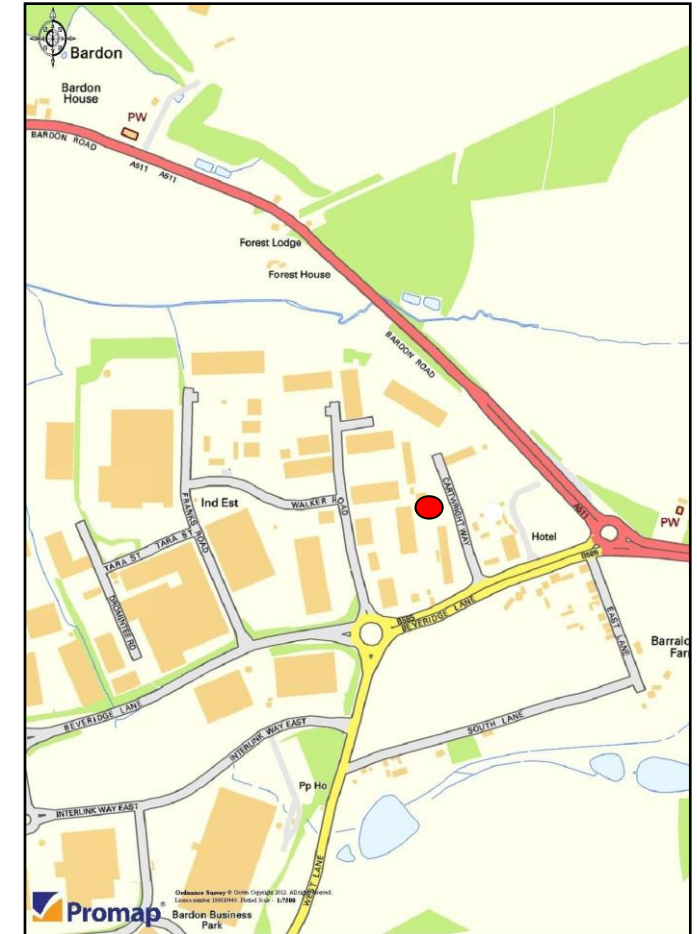
The position regarding VAT is to be confirmed.

PLANNING

We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

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EPC to follow

[S1056]