

# UNITS C&D

INDUSTRIAL/WAREHOUSE

**19,981 SQ FT**

(1,856.29 sq m)

**M1/J22**

REG'S WAY, BARDON  
LEICESTER LE67 1FL



- Available Now
- Fully Refurbished
- 2 level access doors
- LED lighting to the warehouse
- Fitted two storey offices
- 7m eaves
- Secure 35m yard
- 28 car parking spaces

**TO LET**



CLICK FOR  
GOOGLE MAPS

WHAT3WORDS  
///GLARE.FRUITY.SEEMINGLY

# LOCATION

The property fronts Reg's Way in the established distribution area of Bardon and is located in close proximity to J22 of the M1 Motorway via the A511 dual carriageway.

## DRIVETIMES

	Miles	Mins
J22 M1	2.6	5
Coalville	2.2	6
Ashby-de-la-Zouch	7.8	14
Leicester City Centre	10.5	18
M1/M69 Interchange	12.3	18
Castle Donington	16.1	18
Nottingham	23.9	35
Birmingham	36.2	40

Source: Google Maps

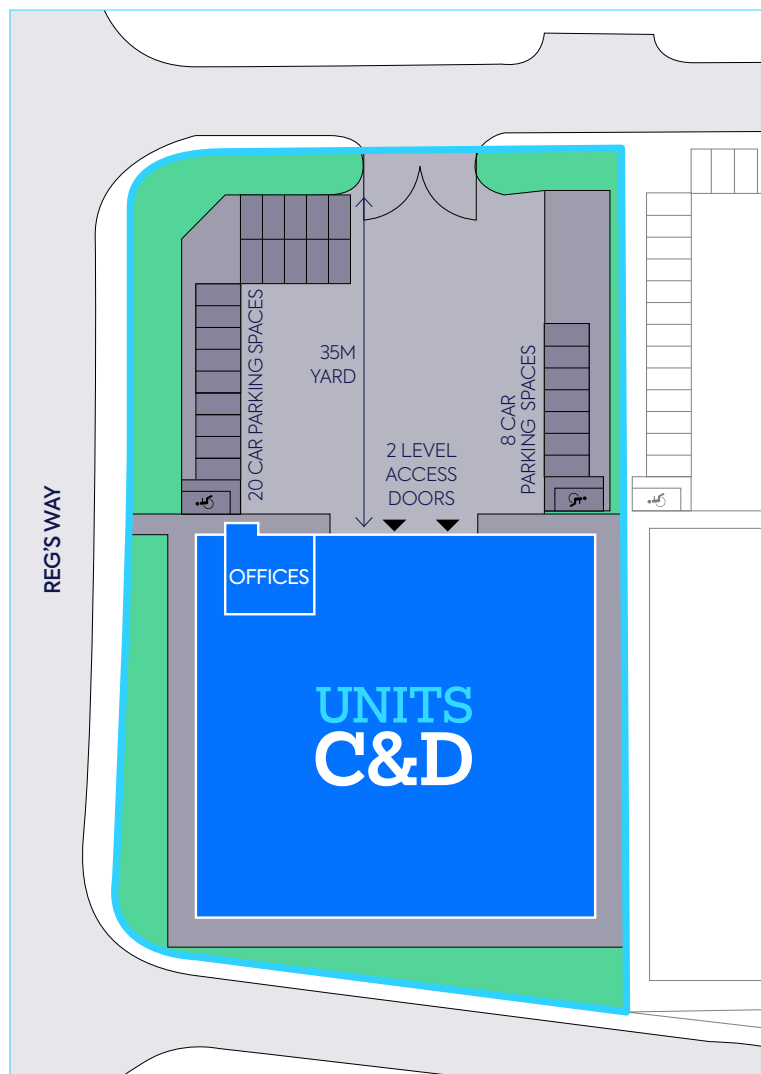


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# DESCRIPTION

The property comprises a modern detached warehouse unit of steel portal frame construction with brick and blockwork that has been fully refurbished and is available now for occupation. The property benefits from two storey office and welfare facilities.



## ACCOMMODATION

The accommodation comprises the following areas:

Floor	sq ft	sq m
Ground Floor	19,061	1,770.82
First Floor	920	85.47
<b>Total</b>	<b>19,981</b>	<b>1,856.29</b>



**7M**  
EAVES  
HEIGHT



**2**  
LEVEL  
ACCESS DOORS



**35M**  
SECURE  
GATED YARD



**28**  
GENEROUS  
DEMISED CAR  
PARKING SPACES



**LED**  
LIGHTING TO  
WAREHOUSE





## TERMS

The property is available on a new FRI lease for a term of years to be agreed. Quoting Rent: £175,000 p.a.x

## VAT

Rent stated is exclusive of VAT which we understand will be payable.

## PLANNING

We understand the property benefits from planning consent for Class B8 (Warehouse). Interested parties should make their own enquiries with North West Leicestershire District Council.

## RATEABLE VALUE

£100,000. Interested parties should satisfy themselves via their own checks in respect of business rates.

## EPC

The property benefits from an EPC rating of B49.

## VIEWINGS

Strictly by prior appointment with the joint agents:

**Peter Tew**

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