

# INDUSTRIAL UNIT TO LET

**UNIT 4  
THE OAKS INDUSTRIAL ESTATE  
SNIBSON ROAD  
COALVILLE  
LE67 3NQ**



**RENT: £9,300 PER ANNUM**

**AVAILABLE NOVEMBER 2025**

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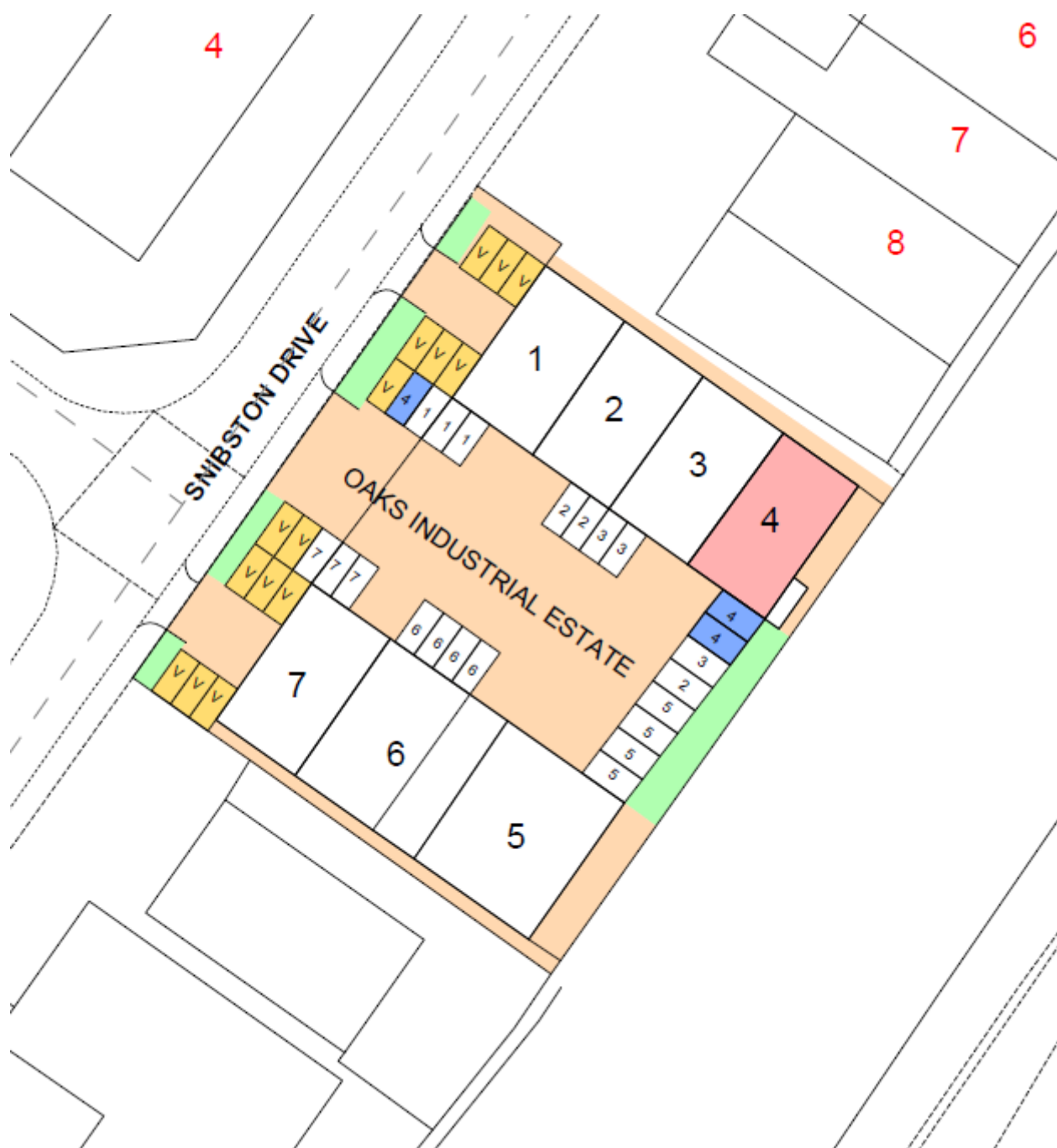
**GROSS INTERNAL AREA**  
**131.09 SQ. METRES (1,411 SQ. FT.)**

**3 ALLOCATED CAR PARKING SPACES**

**NEW LEASE AVAILABLE**

**SUITABLE FOR B1, B2 AND B8  
QUALIFYING USERS**

**INTERNAL OFFICE  
ACCOMMODATION**



## DESCRIPTION

A single storey unit extending to 131.09 sq. metres (1,411 sq. ft.).

The unit has exclusive use of 3 allocated car parking spaces located adjacent to the unit, with additional visitors car parking available on the estate. The unit benefits from a roller shutter door and good eaves height.

The unit has internal office accommodation to the front with toilets to the rear.

The unit is available for occupation from November 2025 (subject to contract).

## LOCATION

The unit is located on Snibston Drive within an established industrial estate on the edge of Coalville. There are excellent road links to Leicester, Nottingham, Tamworth, East Midlands Airport and the A42 road network.

## CONSTRUCTION

The unit is built around a steel portal frame, with cavity block walls and brick external facing. The roof and upper wall cladding is of insulated profiled sheets, with opaque skylights. Works to the floor are due to take place prior to the re letting of the unit. A single storey lean to storage shed adjacent to the unit forms part of the letting. There is a steel roller shutter door and personnel door.

## SERVICES & ENERGY PERFORMANCE

The unit is connected to mains electricity, mains water and drainage. The Unit has an Energy Performance Rating of D. A copy of the EPC can be viewed on line using the following link; <https://find-energy-certificate.service.gov.uk/energy-certificate/1237-4388-6521-8465-5584>

## PLANNING

The unit has consent for Class B2 (General Industrial) and B8 (Storage and distribution) of the Town and Country Planning (Use Class) Order 2020. Other users may be considered at the discretion of the County Council and subject to appropriate planning consents being obtained.

NOTE: There is a prohibition on paint spraying or other preparation of vehicles. Deliveries, loading and unloading shall not take place between the hours of 9pm and 7am on any day. No machinery shall be operated on the premises occupied for B2 and B8 uses between the hours of 7.00pm and 7.00am on weekdays or at any time on Sundays.

## RATES

Please check the rates payable with North West Leicestershire District Council who can be contacted on 01530 454545.

## LEASE

A new lease is available on a full repairing and insuring basis for an initial term of 3 years. The rent is £9,300 per annum exclusive. In addition to the rent, the County Council charges a management fee at 7.5% of the rent together with a service charge to reflect the Landlord's services to the common parts of the estate.

A deposit equivalent to three months rent will be taken prior to the commencement of the lease agreement.

All leases will require a surety or guarantor regardless of the status of the individual or company taking the lease.

## COSTS

Each party will be intending to bear their own costs in this matter. However, please note that should the prospective Tenant use a legal representative who makes or requires additional enquiries beyond those anticipated by the County Solicitor for a standard 3 year lease, then a legal charge of £1000 will apply. This will be payable upon submission of the additional enquiries.

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## APPLICATION

Your application will be subject to formal contract; the County Council requires completion of an application form and will take up credit references.

## VAT

VAT will not be applicable to the rent and other Landlord recoverable outgoings.



## VIEWING BY APPOINTMENT ONLY

For further information contact:

Rebecca Woolley t: 0116 305 7943 e: [rebecca.woolley@leics.gov.uk](mailto:rebecca.woolley@leics.gov.uk)

Stacey Harris t: 0116 305 1299 e: [stacey.harris@leics.gov.uk](mailto:stacey.harris@leics.gov.uk)

### Important Notice:

These particulars are given solely as a general guide and do not constitute any offer of contract or lease and any offer of lease remains subject to contract. These particulars have been prepared taking all reasonable steps and all description, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct at the date given below. However any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements. The County Council makes or gives no representation or warranty whatsoever in relation to this property.

Date of particulars: October 2025

Landlords Ref. 963/04