

# COALVILLE BUSINESS CENTRE

GOLIATH RD, COALVILLE, LE67 3FT

Offices available:	GIA (sq ft):	Rent (per annum):
4 & 5	600	£6,000
6	300	£3,000
10	155	£1,550
11	170	£1,785
13	215	£2,250



- ▶ COMMUNAL TOILETS & KITCHENS
- ▶ ALLOCATED PARKING SPACES
- ▶ VISITOR PARKING SPACES
- ▶ NEW LEASE AVAILABLE
- ▶ SUITABLE FOR E(c) AND E(g)(i) QUALIFYING USERS

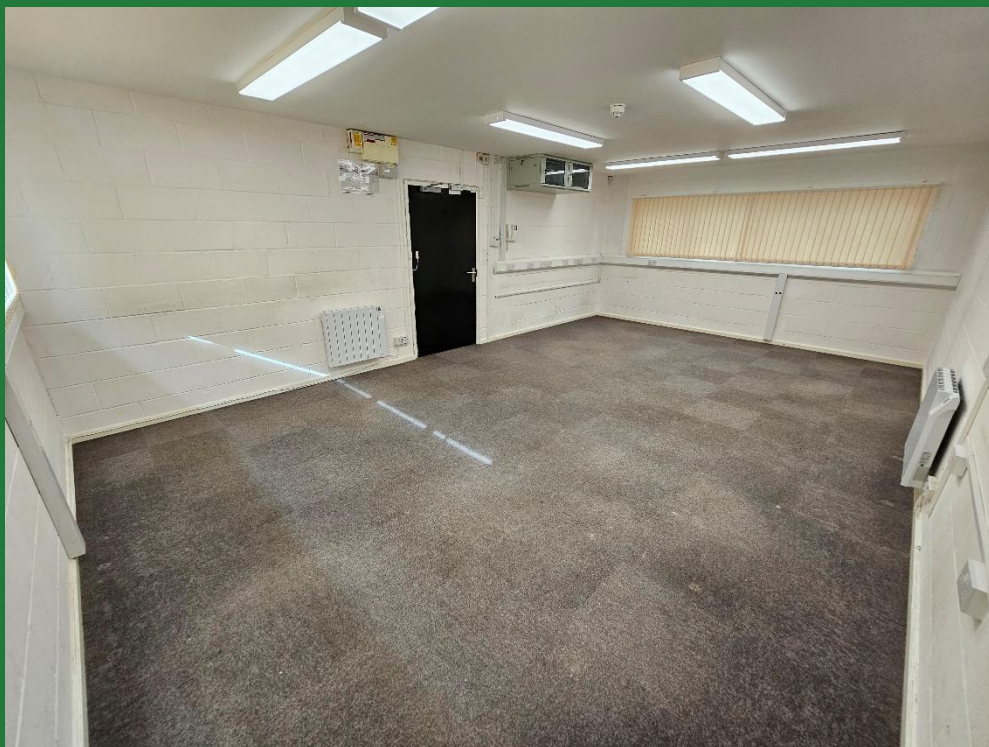
## DESCRIPTION

Coalville Business Centre provides a modern and well-maintained office environment comprising 15 individual office suites arranged over two floors. The available offices range in size from approximately 155 to 605 sq ft and are well suited to a variety of business uses.

Occupiers benefit from 24/7 access via a secure key fob system, along with shared WC facilities and kitchenettes. The offices are available for immediate occupation, subject to contract.

## LOCATION

Coalville Business Centre is located off Vulcan Way close the centre of Coalville. The site has excellent links to the M1/A42 major trunk roads and provides easy access to Leicester and Ashby De La Zouch.



Date of particulars: April 2026

## CONSTRUCTION

The property is of traditional construction, featuring a tiled pitched roof, cavity block walls, and brick external elevations. Internally, the offices are finished to a practical standard, with white-painted exposed blockwork and carpeted floors providing a clean and functional working environment. Each office benefits from being individually locked.

## SERVICES & ENERGY PERFORMANCE

The Business Centre is connected to mains gas, electricity, water and drainage. The Business Centre has an Energy Performance Rating of C (61) (a copy of the certificate is available on request).

## PLANNING

The Business Centre has consent for Class E(c) (Financial, professional and other appropriate services in a commercial, business or service locality), and E(g)(i) (Operational or administrative office) of the Town and Country Planning (Use Class) Order 1987.

## RATES

Please check the rates payable for each office with the NWLDC District Council.

## LEASE

New leases are available on an internal repairing and insuring basis for an initial term of 3 years. Leases will be subject to 3 yearly rent reviews. The rent is as per the schedule on page 1. In addition to the rent, the County Council charges a management fee at 7.5% of the annual rent together with a service charge to reflect the Landlord's services to the common parts of the estate.



## VIEWING BY APPOINTMENT ONLY

For further information contact:

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### 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.

## 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 £500 will apply. This will be payable upon submission of the additional enquiries.

## 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.

