

UNIT 12, APOLLO COURT

VULCAN WAY, COALVILLE, LE67 3AP



Rent: £11,250 per annum + VAT

GIA: 95.04 sq m (1,023 sq ft)



- ▶ **2 CAR PARKING SPACES**
- ▶ **NEW LEASE AVAILABLE**
- ▶ **GAS AIR HEATER**
- ▶ **SUITABLE FOR B2, B8 & E(g) QUALIFYING USERS**
- ▶ **OPEN PLAN INDUSTRIAL SPACE WITH WC**

DESCRIPTION

The single storey unit extends to approximately 95.04 sq m (1,023 sq ft). The unit has the benefit of a large open plan area with WC to the rear.

The unit has a gas hot air heater unit, and exclusive use of two car parking spaces. The unit benefits from a roller shutter door. The minimum floor to eaves height is 4.70 metres.

The unit is available for immediate occupation (subject to contract).

LOCATION

Apollo Court 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: August 2026

CONSTRUCTION

The unit is built around a steel portal frame, with cavity block walls and brick external facing. The roof and upper wall cladding consist of insulated profiled sheets, with opaque skylights. The floor is sealed and painted concrete. There is a steel roller shutter door and personnel door. The windows and doors are fitted with steel roller security blinds.

SERVICES & ENERGY PERFORMANCE

The unit is connected to mains gas, single and 3-phase electricity, mains water and drainage. The Unit has an Energy Performance Rating of A (24) (a copy of the certificate is available on request).

PLANNING

The unit has consent for E(g) (previously class B1), Class B2 (General Industrial), B8 (Storage and distribution) of the Town and Country Planning (Use Class) Order 1987.

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

We understand that the unit has a rateable value of £9,900 - please check the rates payable with the NWLDC District Council.

LEASE

A new lease is available on a full repairing and insuring basis for an initial term of 5 years. The rent is £11,250 per annum exclusive with a fixed increase at the end of year 3. In addition to the rent, the County Council charges a service charge to reflect the Landlord's services to the common parts of the estate.



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 5-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.

Date of particulars: August 2026

VAT

VAT will be applicable to the rent and other Landlord recoverable outgoing.

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.



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