

UNIT 7, VULCAN COURT

VULCAN WAY, COALVILLE, LE67 3FW



Rent: £35,500 per annum +VAT

GIA: 329.88 sq m (3,550 sq ft)



- ▶ 2 CAR PARKING SPACES
- ▶ NEW LEASE AVAILABLE
- ▶ SUITABLE FOR B2, B8 & E(g) QUALIFYING USERS
- ▶ INTERNAL OFFICE SPACE & MEZZANINE FLOOR

DESCRIPTION

The unit extends to approximately 286 sqm (3,080 sq. ft.) on the ground floor with an additional mezzanine office spanning 43 sqm (470 sq. ft.). The unit benefits from a lobby, 2 WC's, a small kitchenette and office at the front of the property under the mezzanine office.

The unit benefits from full height curtain walling and a roller shutter to the front.

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

LOCATION

Vulcan 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.

SERVICES & ENERGY PERFORMANCE

The unit is connected to mains gas, single phase electricity, mains water and drainage. The Unit has an Energy Performance Rating of TBC (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.

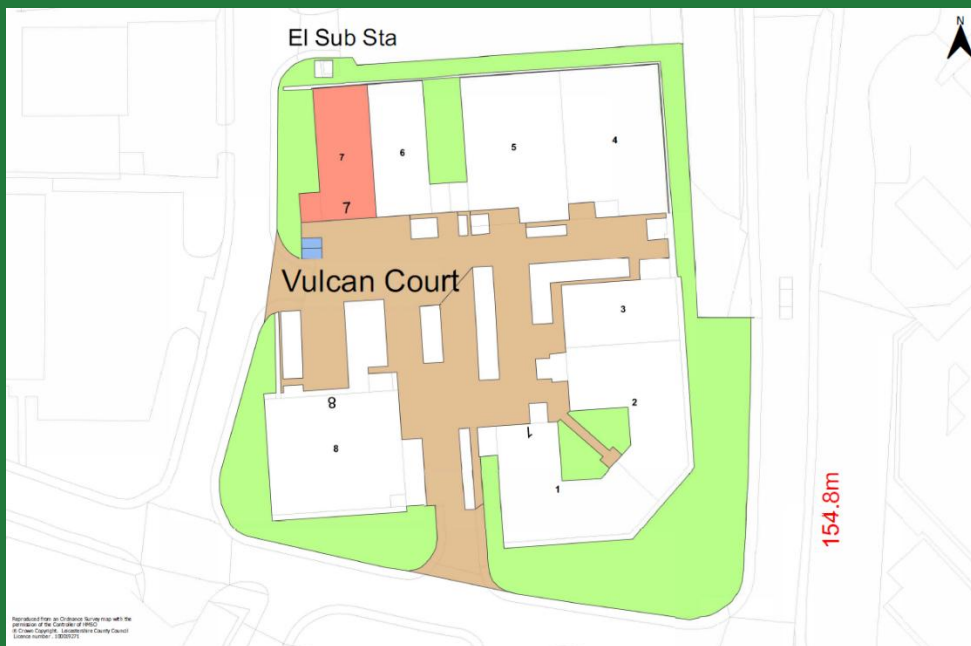
NOTE: There is a prohibition on paint spraying or other preparation of vehicles. Deliveries, loading and unloading shall not take place between the hours of 9pm and 7am on any day. No machinery shall be operated on the premises occupied for B2 and B8 uses between the hours of 7.00pm and 7.00am on weekdays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

RATES

We understand that the unit has a rateable value of £21,000 - 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 £35,500 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.



VIEWING BY APPOINTMENT ONLY

Will Tucker – t: 0116 3056904 – e: will.tucker@leics.gov.uk

Important Notice:

COSTS

APPLICATION

VAT