

# FOR SALE

## 2.8 Acre Commercial Development Site

Cartwright Way,  
Bardon Hill,  
Coalville,  
Leicestershire,  
LE67 1TB

- Excellent access to M1 & M42 motorways
- Prime industrial location
- Located in the heart of the Golden Triangle
- Cleared and level site
- Planning permission for B1 & B8 uses

**Price Upon Application**



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### Location

The site occupies a prominent position at one of the principal entrances to Bardon Industrial Estate, which is one of Leicester's prime industrial and warehouse locations. Occupiers include Amazon, Volvo and Eddie Stobart.

The M1 motorway is approximately 2 miles to the east (J22) and the M42 is 7 miles to the west. Leicester is situated approximately 9 miles to the south and Coalville is 2.5 miles to the north.

The land fronts the A511, with access from Cartwright Way, which is just off Beveridge Lane.

### Description

The site comprises a relatively rectangular parcel of land extending to 2.8 acres. There is an established access point off Cartwright Way (adopted highway) with historic access points from the A511. The site has been cleared and is relatively level.

### Town Planning

Planning Permission (17/00048/OUT) was granted in August 2017 for the erection of units for light industrial (E – formally B1-c) and storage and distribution (B8). The outline scheme illustrates 18 commercial units. The floor area is limited to 3,733 sq.m. Planning has also been secured kore historically for office development (E – formally B1-a)

### Services

It is understood that mains services are available from Cartwright Way- an adopted highway.

A power supply of 1,250KVA can currently be delivered to the site.

### Price

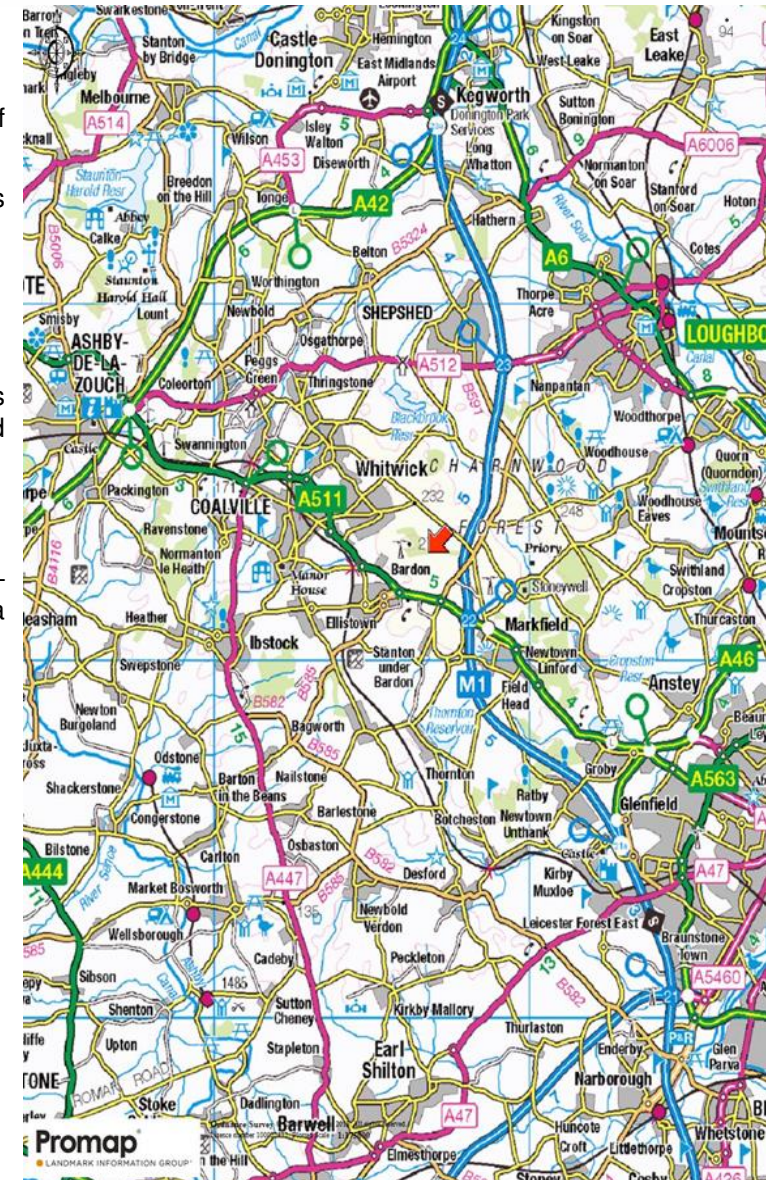
Price upon application. VAT will be payable.

### Tenure

The land is available freehold with the benefit of vacant possession.

### Viewing

The site can be viewed from Cartwright Way.





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Contact:

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