



Bardon 68, Bardon Road, Bardon Hill, LE67 1TL

To Let

67,180 sq ft GIA
(6,241 sq m)

- Modern distribution warehouse
- 10.1 metres clear internal height
- 6 dock and 3 level access loading doors
- 40 metre max. yard depth
- 2.5 miles to J22 of the M1 Motorway
- Available for assignment at the passing rent



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Description

We understand the property was developed by Tungsten Properties and reached practical completion around March 2021.

The unit comprises a modern and institutionally specified two-bay distribution warehouse with first floor offices and ancillary accommodation.

The tenant has installed a narrow aisle racking system which could remain, subject to negotiation.

The property extends the following GIA:

	Sq. M	Sq. Ft
Warehouse	5,783	62,251
First Floor	458	4,929
Total	6,241	67,180

Specification:

- 10.1m clear internal height
- Narrow aisle racking (tenant fit out)
- 6 dock and 3 level access loading doors
- Secure yard with 40m max. depth

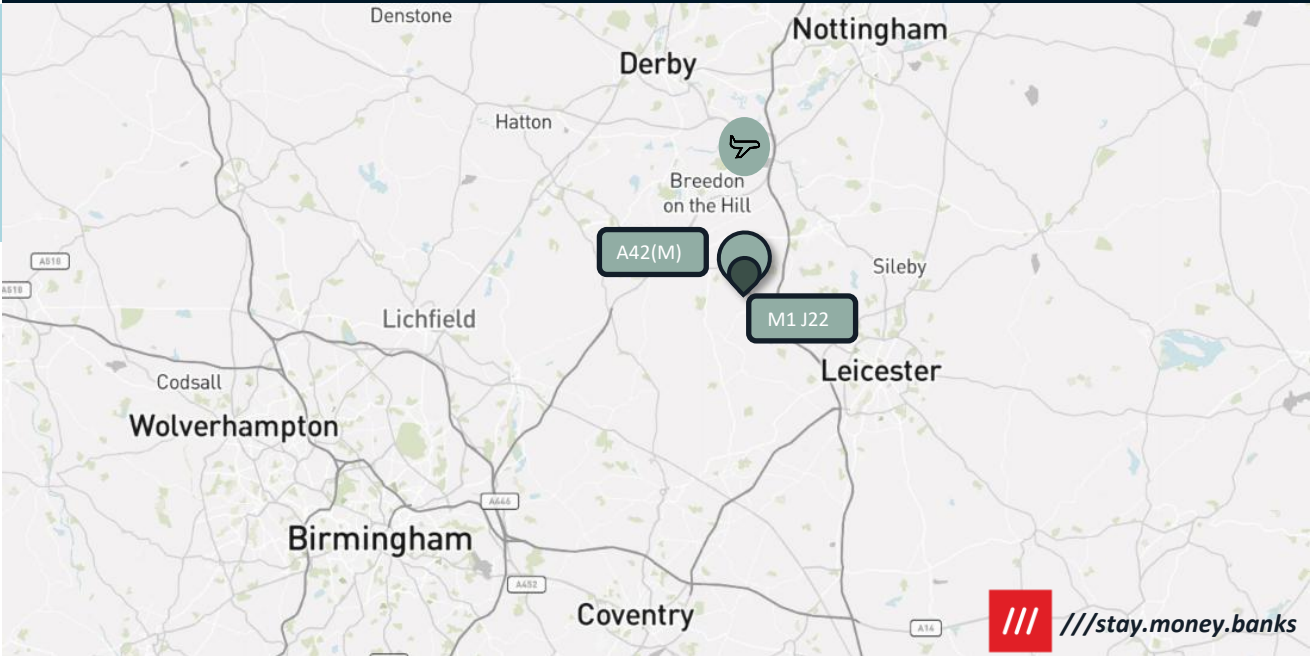


Location

The property is located on Tungsten Park, Bardon, the area of which forms an established logistics and distribution hub positioned within the ‘Golden Triangle’.

The property benefits from excellent access to the A42(M), M1 and M69 Motorways, lying approximately 11 miles west of Leicester, 36 miles north-east of Birmingham and 109 miles north of London.

	Distance (miles)	Time
J22 M1 Motorway	2.5	5 minutes
J13 A42(M)	5.5	10 minutes
J3 M69 Motorway	11	14 minutes
East Midlands Airport	13	16 minutes
East Midlands Gateway Rail Freight Terminal	16	22 minutes



terms

The property is available to let by way of an assignment of a lease expiring in October 2031, at the passing rent. Alternatively, a surrender and regrant of a new lease may be considered, subject to landlord approval.

business rates

We understand the property has a current ratable value of £327,500.

EPC

The property has an energy performance certificate of Band A : (19).

service charge

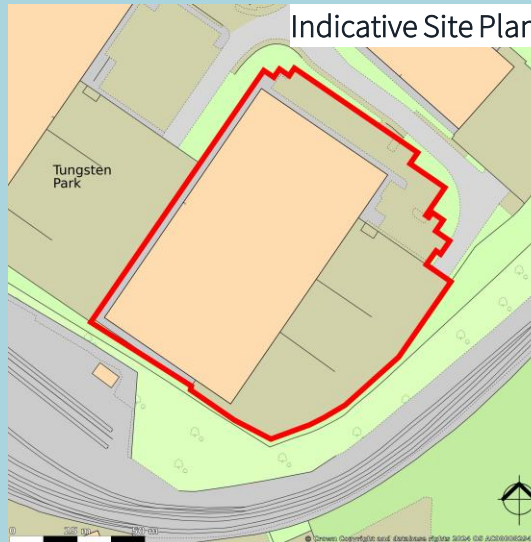
Full details on the current budget are available on request.

vat

To be confirmed.

viewings

Strictly by appointment with the sole agents.



Disclaimer

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JLL

Chris Clark

Chris.Clark@jll.com

+44 (0)773 9180 060

JLL

Lex Souza

Lexann.Souza@jll.com

+44 (0)7752 466 959