

BARDON 240

BEVERIDGE LANE, BARDON HILL, COALVILLE, LE67 1UA

what3words ///Gear.King.Currently



TO LET (MAY SELL)

239,534 SQ FT (22,253.50 SQ M)

FULLY FITTED DISTRIBUTION WAREHOUSE



9m clear internal height



4 level access doors



16 dock loading doors
with loading canopy



50m deep secure yard
with ability to expand



First and second floor
office space



Power supply up to 1MVA



Fitted with high bay lighting,
heating and sprinklers



Secure self-contained site
with gatehouse



160 car parking spaces



55 HGV spaces

ENGINEERED FOR MODERN LOGISTICS

Bardon 240 is a fully fitted distribution logistics warehouse unit on a secure self-contained site with separate car parking area. The property benefits from ground and first floor offices, 16 dock and 4 level access loading doors with a yard depth of 50 metres.



ACCOMMODATION

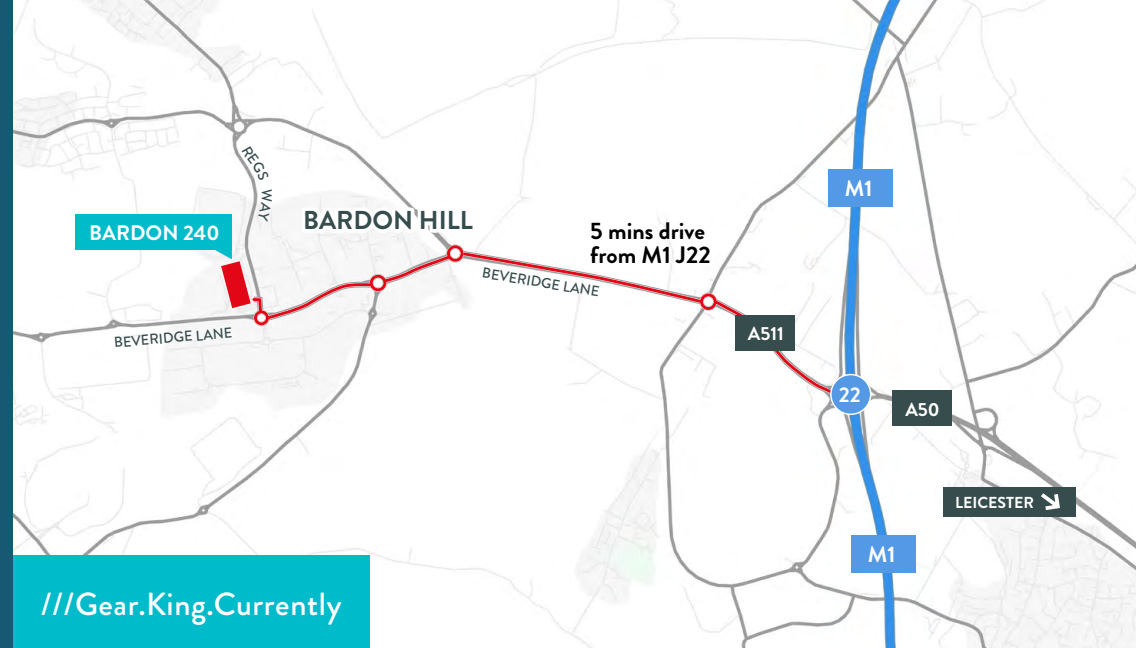
AREA	SQ FT	SQ M
Warehouse	221,721	20,598.60
Ground Floor Offices	8,924	829.10
First Floor Offices	8,750	812.90
Mezzanine	9,465	879.30
Gatehouse	139	12.90
TOTAL (GIA excluding mezzanine)	239,534	22,253.50



PRIME GOLDEN TRIANGLE LOCATION

Bardon lies within the UK's Golden Triangle, recognised as the prime logistics and distribution location due to its central position within the UK and excellent access to the national motorway network.

The unit is situated within the core Bardon Hill logistics area, where a number of major industrial and distribution occupiers are located. It occupies a prominent position on the estate, close to modern B8 units and established national occupiers, with direct access to the A511 and quick connections to the M1 at Junction 22.



Destination	Miles	Drive Time
M1 J22	2	5 mins
M42 J13	6	10 mins
M69 J3	10	15 mins
Leicester	13	20 mins
Nottingham	27	40 mins
Birmingham	36	45 mins
London	108	2 hrs 10



Rail Freight	Miles	Drive Time
East Midlands Gateway	13	18 mins
DIRFT	31	35 mins

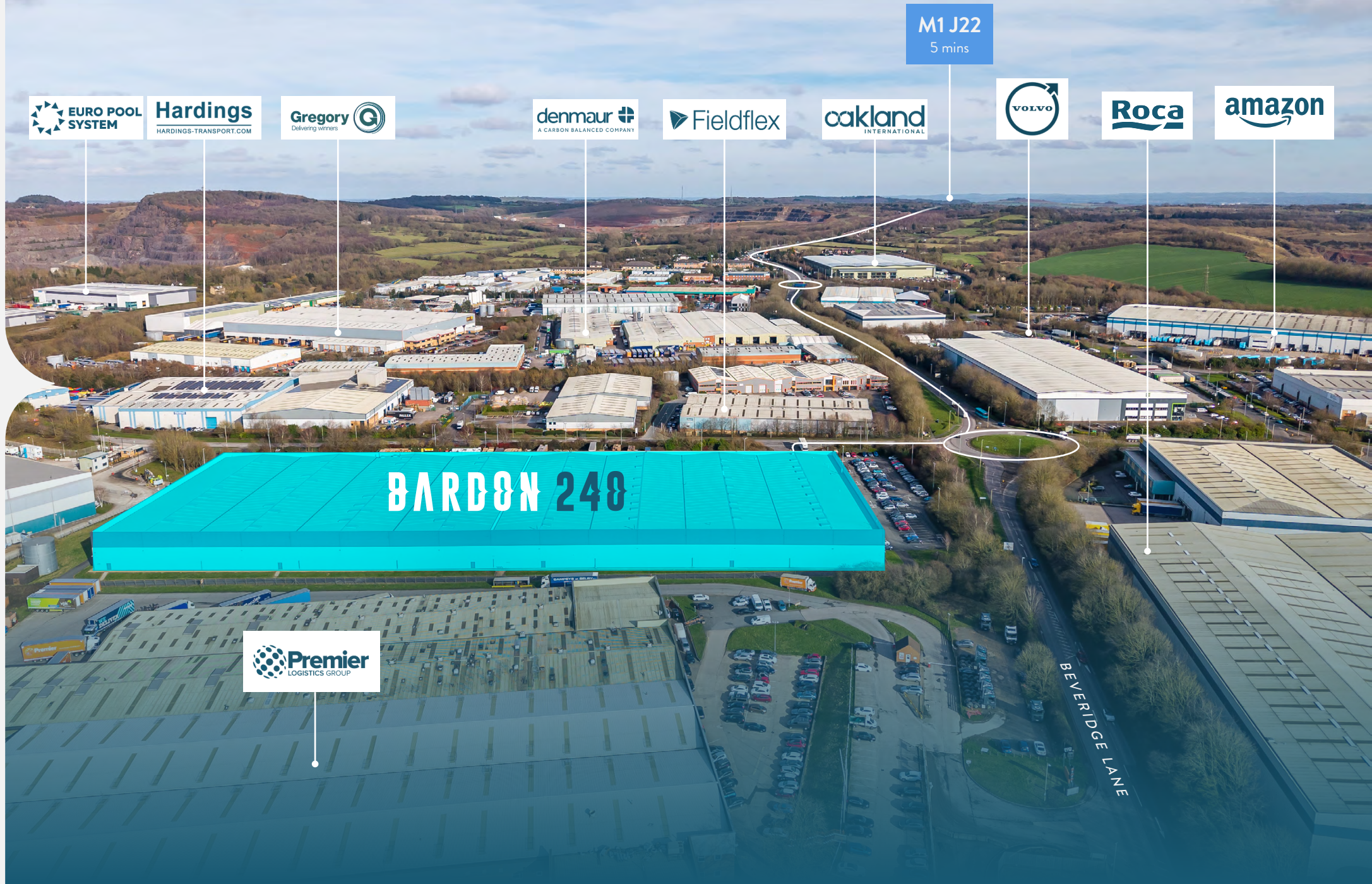


Airport	Miles	Drive Time
East Midlands Airport	13	20 mins
Birmingham Airport	33	35 mins



Port	Miles	Drive Time
Immingham	95	1 hr 45
Felixstowe	145	2 hr 40
London Gateway	120	2 hr 20
Southampton	145	2 hr 45

ESTABLISHED LOGISTICS LOCATION



M1 J22
5 mins



Hardings
HARDINGS-TRANSPORT.COM



denmaur
A CARBON BALANCED COMPANY

Fieldflex

oakland
INTERNATIONAL



Roca

amazon

BARDON 240



BEVERIDGE LANE

RENT

Upon application.

TERMS

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Consideration may be given to selling the Freehold.

VAT

VAT will be payable at the prevailing rate.

RATEABLE VALUE

The rateable value from 1 April 2026 is £1,610,000.

Interested parties are advised to make their own enquiries with the local authority.

EPC

EPC minimum B.



Further information and viewings from the joint sole agents.



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