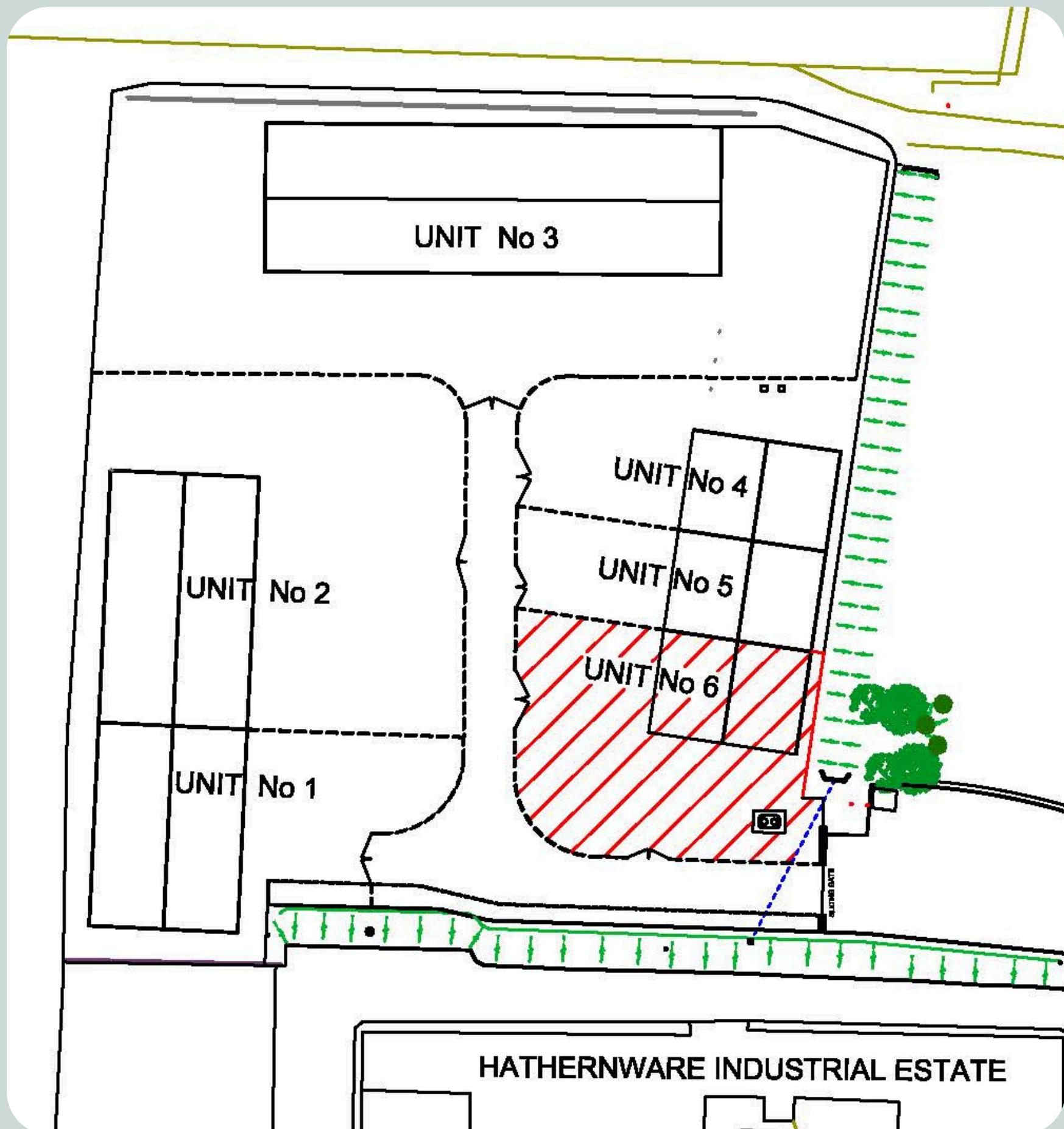


# UNIT 6 TERRACOTTA .

Hathernware Industrial Estate  
Rempstone Road  
Normanton on Soar  
Leicestershire  
LE12 5ES

AVAILABLE  
APRIL 2026





# Unit 6 Terracotta Court

# Property Information

**Rent:** £21,300.00 pa

**Size:** 2,251 sqft

**Estate Wide Service Charge:** \*In review  
currently - 8.29% apportionment

**Insurance:** TBC

**Lease Available:** 3 Years | 5 Years

**Use:** Manufacturing/Engineering/Industrial

**Available:** April 2026

**Parking:** Secure enclosed parking/yard area

## **Key Property Features:**

- New Build Industrial Property 2022
- Reception/Office and Kitchenette Area
- Secure enclosed yard area
- Powered steel roller shutter loading access door
- Situated at Terracotta Court - Newest part of the estate

# Unit 6 Terracotta Court

# Important Information

- **All Charges** listed exclusive of VAT at commercial rate of 20%.
- **Service charge** fixed percentage apportionment - reviewed annually
- Tenant responsible for contents **insurance**, building will be insured by landlord and charged to tenant in addition to rent.

## Services:

**Electricity, Gas, Water:** Tenant direct to supplier

**Business Rates:** Tenant to pay directly

# Unit 6 Terracotta Court