

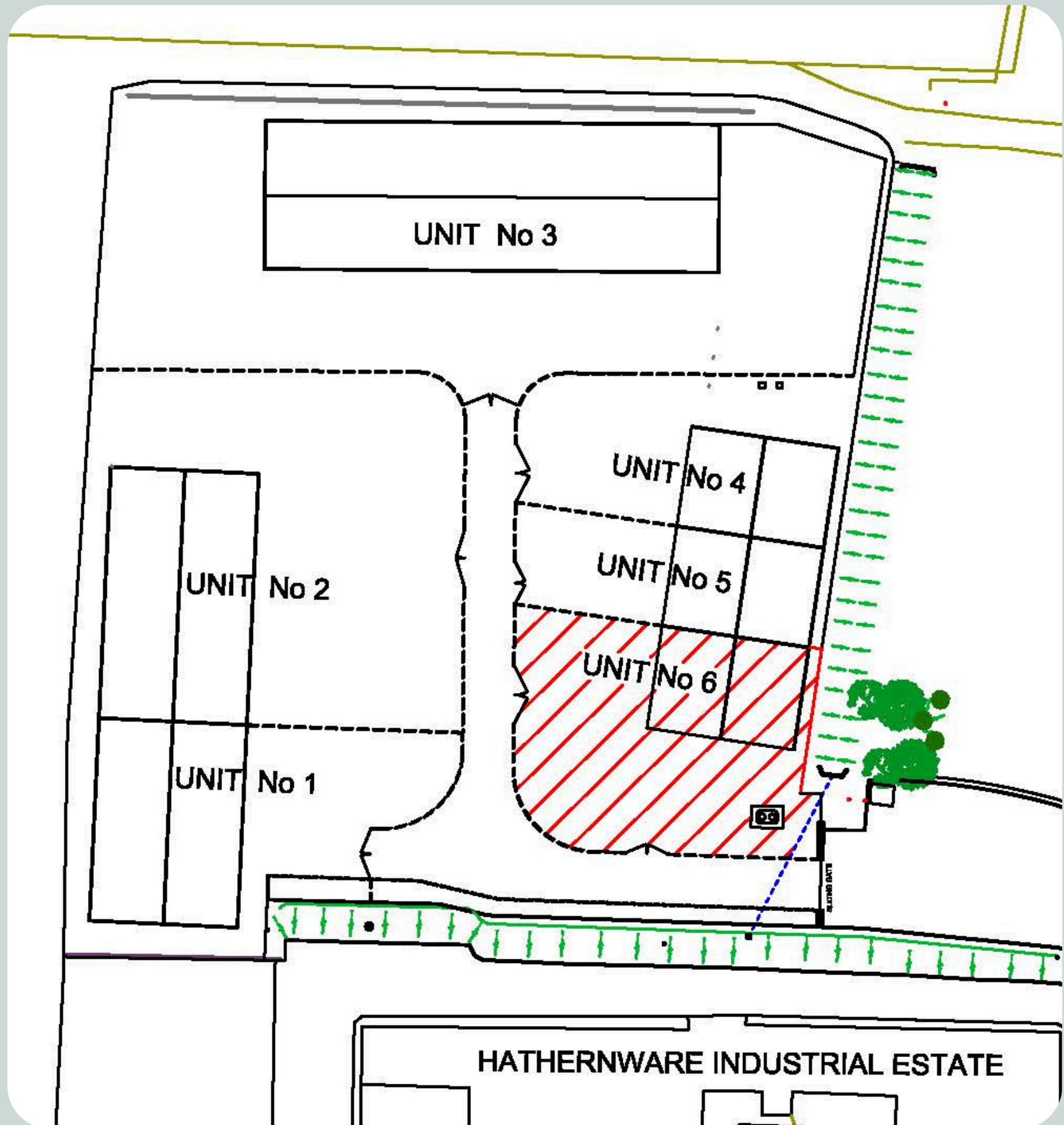
UNIT 6 TERRACOTTA

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

AVAILABLE
APRIL 2026



Site Plan



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