

**MATHER
JAMIE**
01509 233433

**Unit 2 Bakewell Road
Loughborough
Leics
LE11 5QY**

TO LET
£65,000 pax

Incentive Available
3 – 6 months rent free, based on a 5-year lease term
(Subject to Contract)



Industrial Premises

937.52 sq m (10,091 sq ft)

Unit 2 Bakewell Road, Loughborough, Leics, LE11 5QY

DESCRIPTION

Twin-bay portal frame industrial unit beneath pitched corrugated asbestos sheet roof, benefitting from twin steel roller shutter loading doors, internal clearance to eaves of approximately 5m and secure external yard area with parking, male/female WCs and office.

ACCOMMODATION

Total GIA	937.52 sq m	(10,091 sq ft)
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TENURE

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

RENT

£65,000 (sixty five thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £44,500

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 58 within Band C. The EPC is valid until 8 January 2035.

PLANNING

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

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

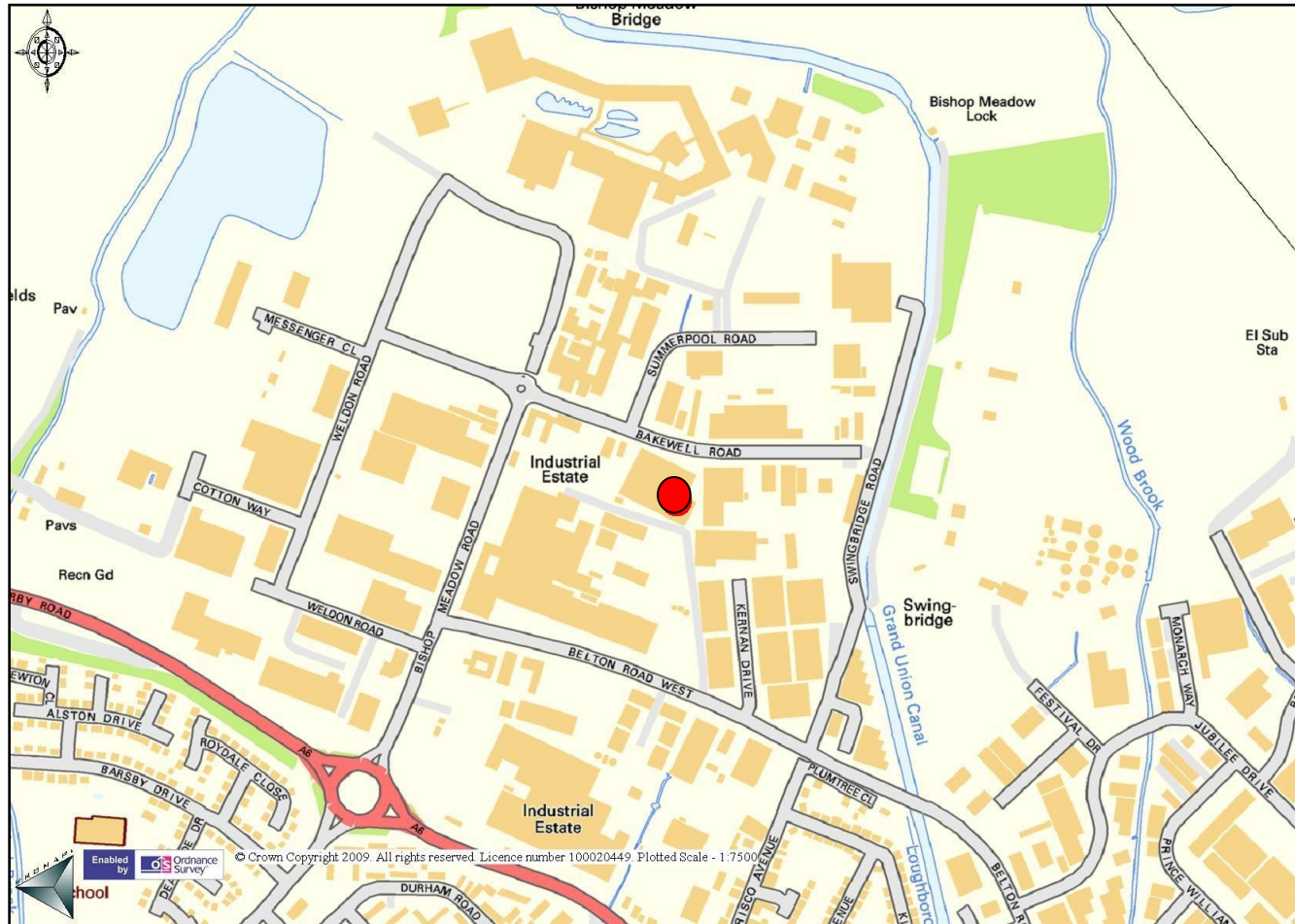


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LOCATION

The property is located on Bakewell Road within the Belton Road Industrial Estate. This is an established industrial business park to the north of Loughborough and has access directly off the A6 onto Bishop Meadow Road which leads to Bakewell Road.

 **what3words:**
///live.sculpture.record



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations