

**MATHER
JAMIE**

01509 233433

**Unit 5 Falcon Business Park
Meadow Lane
Loughborough
LE11 1HL**

**TO LET
£22,500 pax**



Industrial / Warehouse Premises

**230.37 sq m (2,480 sq ft)
plus mezzanine**

Unit 5 Falcon Business Park, Meadow Lane, Loughborough, LE11 1HL

DESCRIPTION

The property comprises a mid-terrace industrial unit with a ground floor workshop, offices and storage space beneath a timber truss northlight profile clad roof benefiting from:

- Substantial mezzanine
- Electric loading door
- Eaves height of 5.47m
- LED lighting with sensored lighting in the warehouse
- WC facilities
- CCTV

ACCOMMODATION

Warehouse & Offices	230.37 sq m	(2,480 sq ft)
Mezzanine	195.81 sq m	(2,108 sq ft)
Total GIA (exc mez)	230.37 sq m	(2,480 sq ft)

TENURE

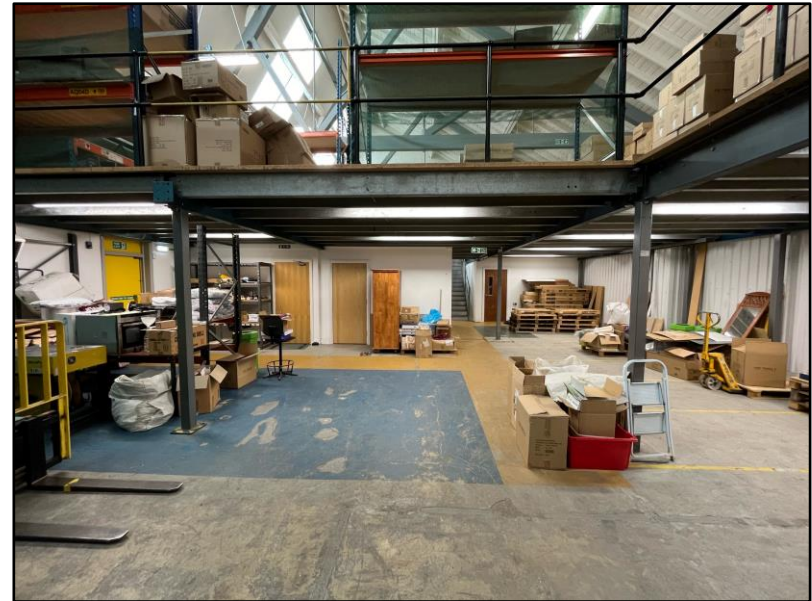
The property is available by way of a new lease on terms to be agreed.

RENT

£22,500 (twenty two thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rateable Value: £17,000

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 50 within Band B. The EPC is valid until 1 April 2032.

PLANNING

We understand the premises have authorised planning consent under Class E / B2 /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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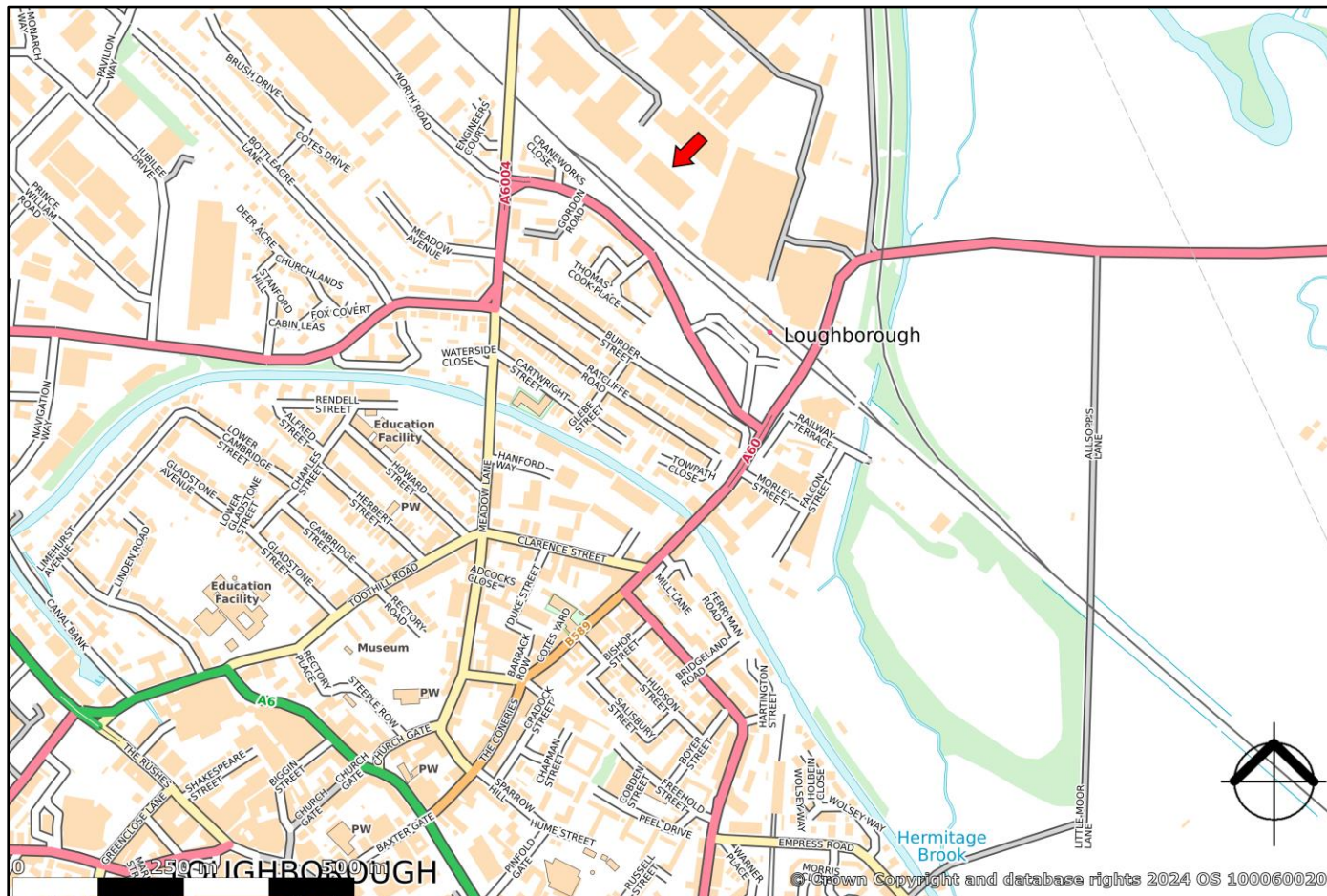
LOCATION

The subject property is located on Falcon Business Park, a purpose developed industrial development created in 2002, which provides a range of industrial units. The property benefits from good access to Meadow Lane and affords easy access to Nottingham and Loughborough.



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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