

**MATHER
JAMIE**
01509 233433

**Unit 2 Victoria Mills
Fowke Street
Rothley
LE7 7PJ**

TO LET
£25,000 pax



Warehouse & Offices

241.46 sq m (2,599 sq ft)

Unit 2 Victoria Mills, Fowke Street, Rothley, Leics, LE7 7PJ

DESCRIPTION

The property comprises a former manufacturing facility which has been converted to provide high-quality office accommodation with ancillary warehouse/storage space forming part of a larger industrial and office complex.

Internally the premises are fitted to a high standard offering a mixture of open-plan and self-contained offices, a meeting room, workshop, storage areas, kitchen and male and female WCs.

The workshop provides an eaves height of approximately 2.5m to the underside of the timber truss. The office accommodation is fitted with suspended ceiling tiles, a combination of strip and LED lighting, Cat 5 perimeter trunking and wall-mounted radiators.

Externally the property benefits from a secure gated entrance with 6 allocated car parking spaces.

ACCOMMODATION

Total GIA	241.46 sq m	(2,599 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed on a full repairing and insuring basis.



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RENT

£25,000 (twenty five thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

SERVICE CHARGE

There is an estate service charge based on a floor area percentage. Further details can be provided on request.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £13,250

LEGAL COSTS

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



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 92 within Band D. The EPC is valid until 29 June 2026.

PLANNING

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

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

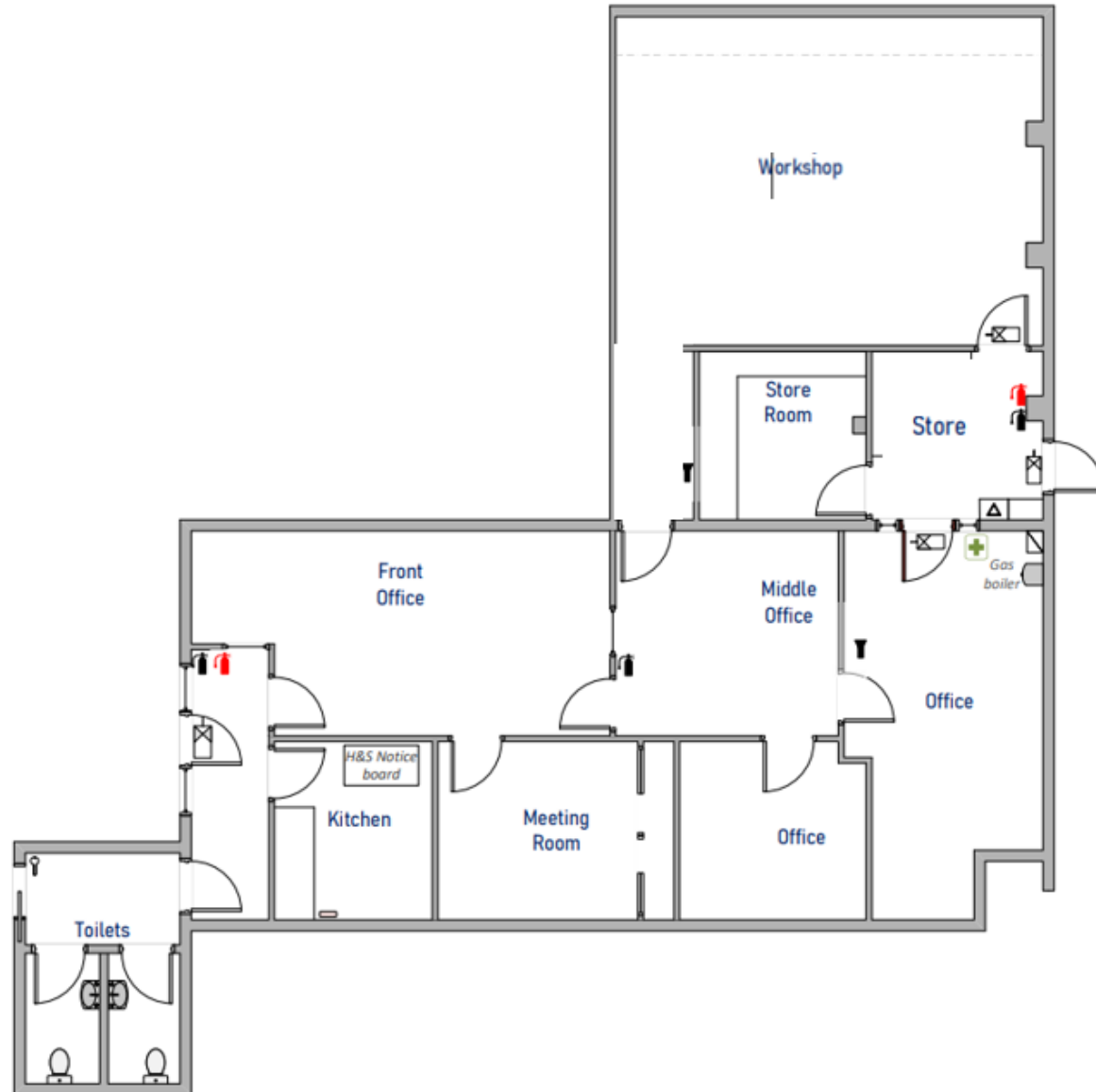
A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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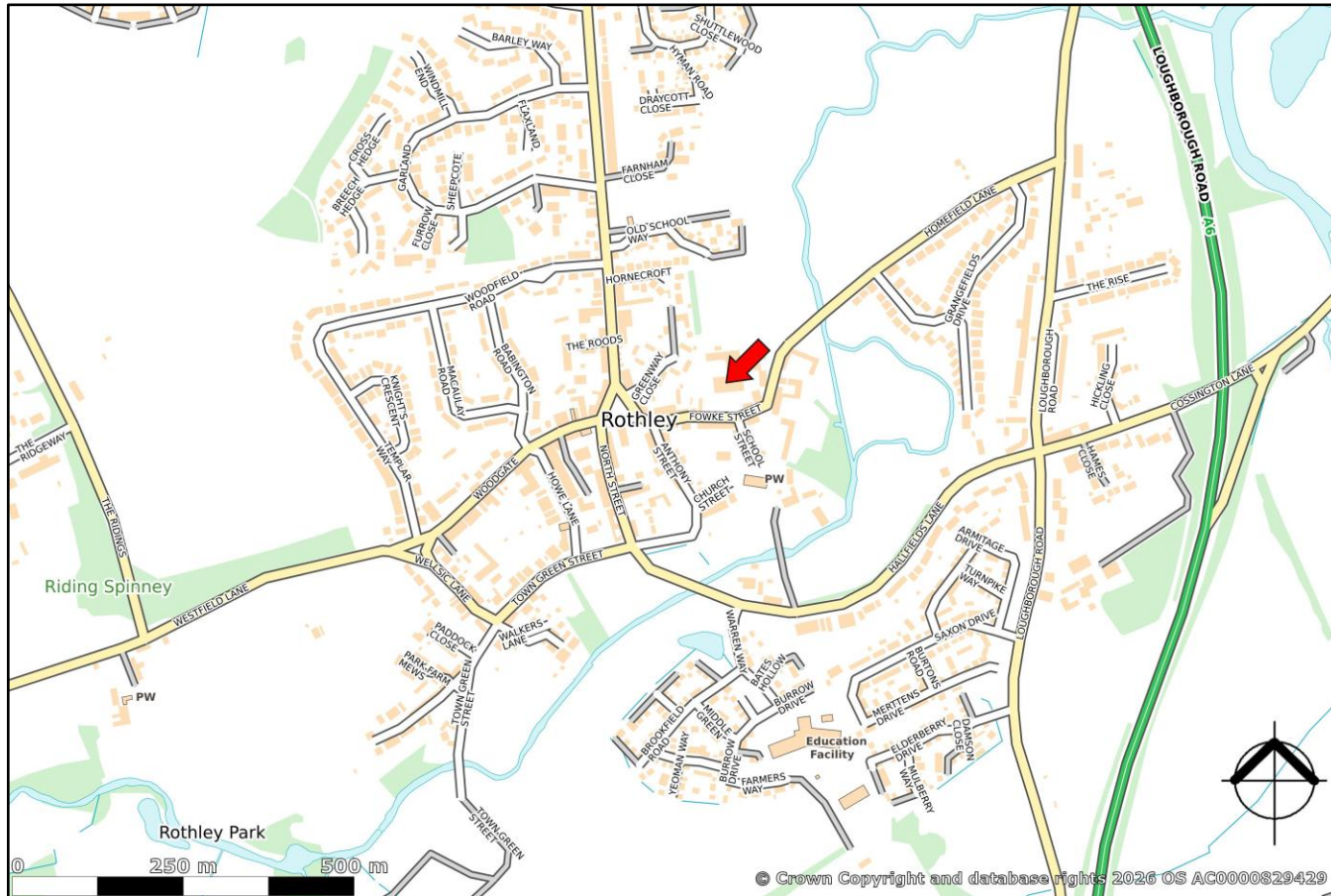
LOCATION

Victoria Mills is an established office/light industrial business park in the heart of Rothley, well-located for local amenities and offers good road links to the A46 Leicester western bypass and the A6.

The property is ideally located for businesses serving Leicester and Loughborough as well as the wider East Midlands region.



what3words: ///himself.soups.lyricist



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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