

**MATHER
JAMIE**

01509 233433

**Unit 6 Beaumont Court
Prince William Road
Loughborough
LE11 5DA**

**TO LET
£17,500 pax**



**Industrial Unit with
Office Space & Secure Yard**

162.26 sq m (1,746 sq ft)

Unit 6 Beaumont Court, Prince William Road, Loughborough, LE11 5DA

DESCRIPTION

The property comprises an end terraced industrial unit with brick and block elevations under a concrete tiled pitched roof. The property has the benefit of windows at ground and first floor level affording natural light. Loading access is via a steel roller shutter with a clearance height of approximately 4.3m and large side yard.

Internally the property provides a kitchen and WC facilities, together with a partitioned office and currently incorporates a substantial mezzanine providing access to a fully furnished office area, two additional offices and archive room. All offices are complete with dado trunking, 13A sockets and data outlets.

Parking is afforded by a large, gated car park adjacent to the property.

ACCOMMODATION

Ground Floor	84.29 sq m	(907 sq ft)
First Floor	77.97 sq m	(839 sq ft)
Total	162.26 sq m	(1,746 sq ft)

TENURE

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



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RENT

£17,500 (seventeen thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rateable Value: £8,200

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 48 within Band B. The EPC is valid until 10 October 2033.

PLANNING

We understand the premises have authorised planning consent under Class E (light industrial) / 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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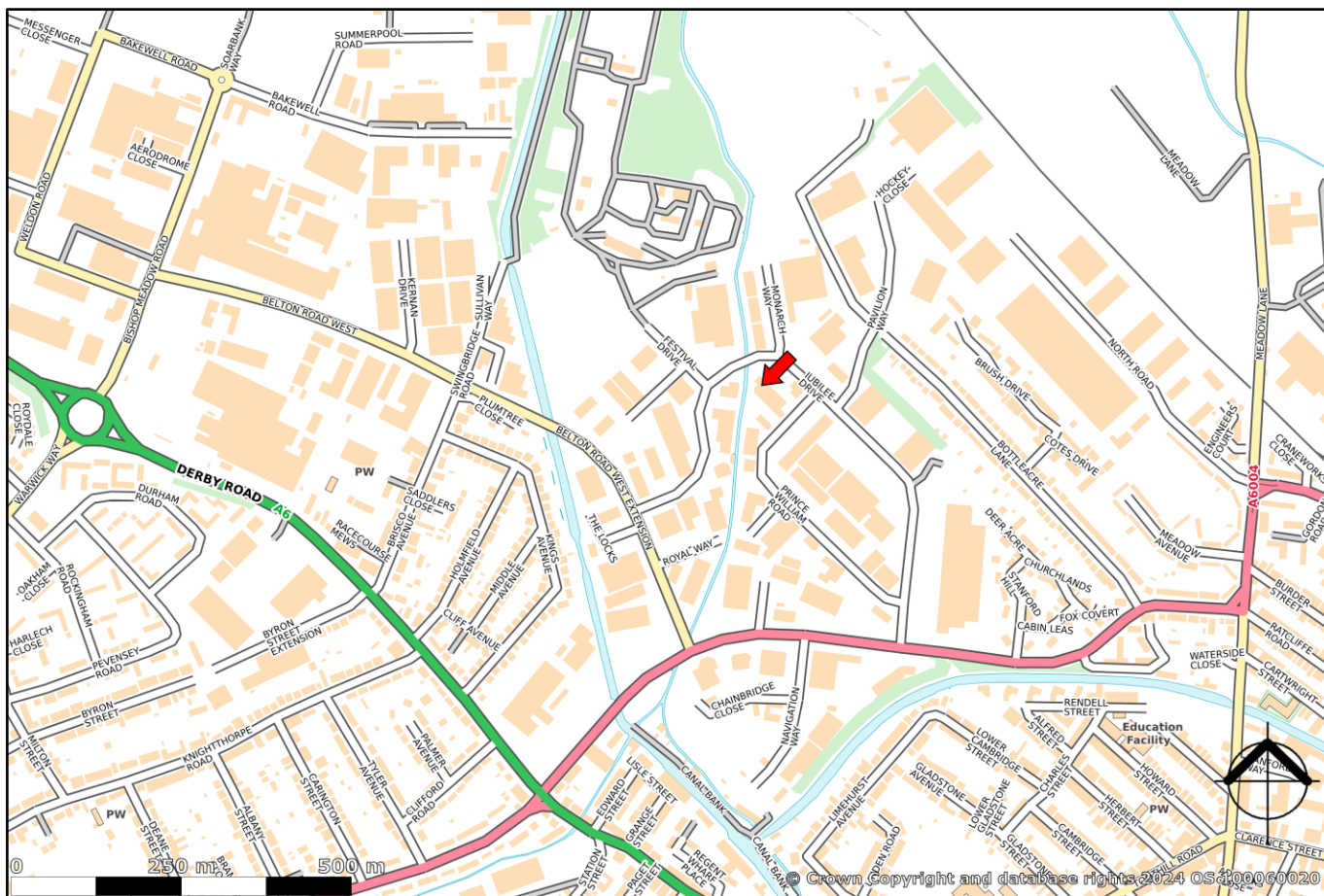
LOCATION

Beaumont Court is in the heart of the Belton Road/Woodbrook Park Industrial Estate, situated off Belton Road and Jubilee Drive/Prince William Road, approximately 1 mile from Loughborough town centre, 3 miles from Junction 23 of the M1 Motorway and 8 miles from Nottingham East Midlands Airport at Castle Donington.



what3words:

///richer.give.lately



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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