

**MATHER
JAMIE**

01509 233433

**Units 29-30 Kernan Drive
Loughborough
Leics
LE11 5JF**

**TO LET
£91,500 pax**

Currently undergoing refurbishment



Industrial Warehouse Premises

1,060.78 sq m (11,418 sq ft)

Units 29-30 Kernan Drive, Loughborough, Leics, LE11 5JF

DESCRIPTION

The property is a pair of highly prominent terraced portal framed units with internal clearance to haunch of 4.89m.

To the front of Unit 29 is a full-height roller shutter loading door and two-storey integral office of blockwork construction providing a ground floor locker room, office space, kitchen area and meeting room on the first floor. The unit has a concrete floor, suspended ceilings and a gas fired heater. The first floor offices have central heating, suspended ceiling and recessed lighting.

To the front of Unit 30 is a full-height concertina shutter loading door and two-storey integral office/workshop of blockwork construction, which provide a ground floor workshop and canteen area with a partitioned office on the first floor. The unit has concrete flooring.

The unit has 3-phase electricity and an eaves height to the underside of the haunch of some 5.01m. There is high level glazing to all external elevations.

Outside there is a tarmac surfaced car park for 16 tandem parked cars together with a concrete access from Kernan Drive linking with the loading access points.

ACCOMMODATION

| | | |
|---|----------------------|-----------------------|
| Units 29-30 Ground Floor | 932.25 sq m | (10,035 sq ft) |
| Units 29-30 First Floor (in 2 parts) | 128.53 sq m | (1,383 sq ft) |
| Units 29-30 Total GIA | 1,060.78 sq m | (11,418 sq ft) |



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RENT

£91,500 (ninety one thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

TENURE

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

BUSINESS RATES

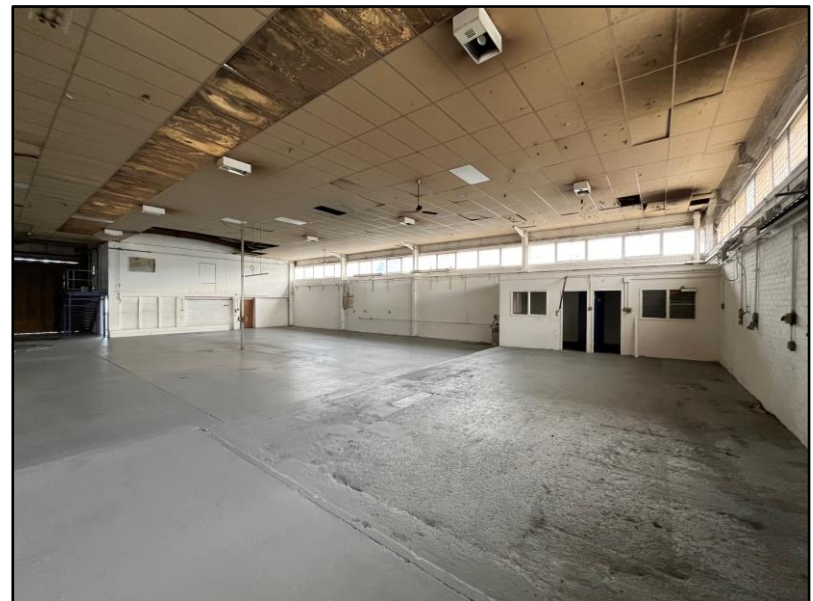
Local Authority: Charnwood
Period: 2024/2025
Rateable Value: TBC - currently part of a wider assessment

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 96 within Band D, combined with Units 27 and 28. The EPC is valid until 10 January 2027.



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LOCATION

The property is situated on the western side of Kernan Drive on Swingbridge Industrial Estate, which forms part of the larger well-established Belton Road Industrial Estate, approximately 1 mile to the north of Loughborough town centre. Kernan Drive runs off the northern side of Belton Road West.

Nearby occupiers include Howdens, Eurocell, SIG Distribution and City Electrical Factors.

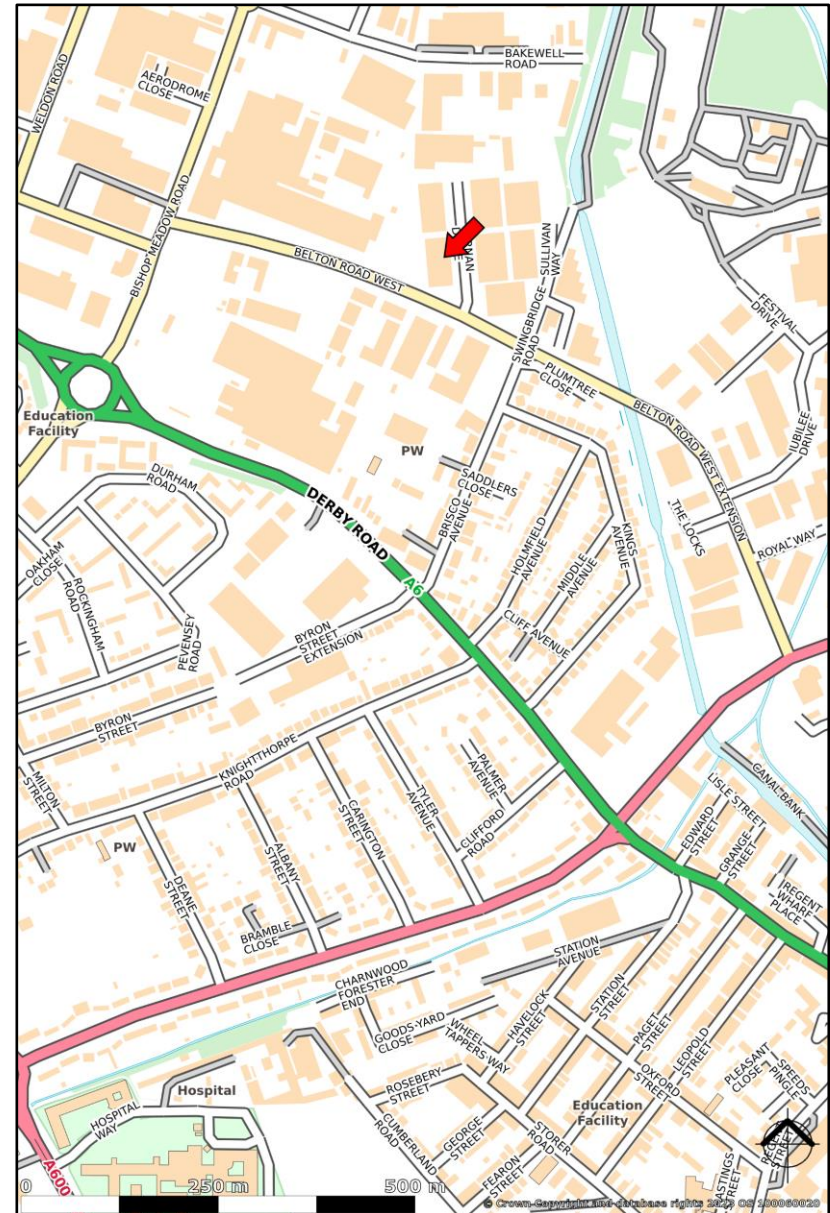
The estate is well-located for access to the A6 and Junctions 23 and 24 of the M1 motorway, both of which are within approximately 5 miles of the property.

 **what3words:**
///placed.cities.grew

PLANNING

We understand the premises have previously had planning consent under Classes B1 / 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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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