



37 Derby Road  
Loughborough  
Leics  
LE11 5AD

01509 233433

**TO LET**  
**£20,000 pax**

**Rent Reduced**



**Town Centre Workshop/Warehouse  
Premises**

**371.74 sq m (4,001 sq ft)  
plus mezzanine**

# 37 Derby Road, Loughborough, Leics, LE11 5AD

## LOCATION

The property is located on the front of Derby Road which is the main A6 trunk road running through the centre of Loughborough, giving good access to Junctions 23 and 24 of the M1 motorway and also Leicester.

Loughborough town centre is approximately 1/4 mile from the property.

The property's location is shown on the plan within these particulars.



## DESCRIPTION

The property comprises an L-shaped semi-detached concrete frame workshop/warehouse unit beneath a pitched roof incorporating 10% translucent light panels.

Internally the property benefits from clearance to eaves of 5.33 metres, solid concrete flooring, male/female WCs, offices, mezzanine and a powered roller shutter loading access door.

Externally there are 6 car parking spaces and there is a small yard to the side of the property.

## ACCOMMODATION

Ground Floor		
Workshop & Office	371.74 sq m	(4,001 sq ft)
Mezzanine		
<b>Total GIA</b>	<b>371.74 sq m</b>	<b>(4,001 sq ft)</b>

## TENURE

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

## RENT

**£20,000 (twenty thousand pounds)** per annum exclusive.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2023/2024  
Rateable Value: The tenant will contribute £12,000 towards the Business Rates

## LEGAL COSTS

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

## VAT

The position regarding VAT is to be confirmed.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 110 within Band E. The EPC is valid until 22 June 2033.

## PLANNING

We understand the premises have authorised planning consent under Class B2 of the Town and Country Planning (Use Classes) Order 1987.

## CONTACT:

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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:

1. 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
2. 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
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. 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
5. 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