

**MATHER  
JAMIE**  
01509 233433

**10 Duke Street  
Loughborough  
Leics  
LE11 1ED**

**TO LET**  
**£27,000 pax**



**Warehouse / Office Premises**

**398.68 sq m (4,291 sq ft)**

# 10 Duke Street, Loughborough, Leics, LE11 1ED

## LOCATION

The property is located at the top of Duke Street which is a cul-de-sac comprising of a mixture of industrial and trade units.

Duke Street is located just off Clarence Street which connects Meadow Lane and the A60 Nottingham Road leading into Loughborough town centre which is approximately ½ mile from the property.

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

## DESCRIPTION

The subject premises is a single-storey warehouse and office unit of brick and block construction under a pitched steel clad roof with translucent light panels.

The property benefits from manual roller shutter access door, gas central heating and 3-phase power. Internally the property benefits from a main office area, two private offices, kitchenette, two warehouse/workshop areas and WCs.

The property also benefits from a dedicated parking yard with spaces for approximately 12 vehicles.

## ACCOMMODATION

Warehouse 1	164.58 sq m	(1,765 sq ft)
Warehouse 2	101.05 sq m	(1,088 sq ft)
Offices	133.05 sq m	(1,432 sq ft)
<b>Total</b>	<b>398.68 sq m</b>	<b>(4,291 sq ft)</b>

## TENURE

The property is available by way of a new lease to be negotiated between the parties which will be contracted outside of the Provisions of the Landlord & Tenant Act 1954.

## RENT

**£27,000 (twenty seven thousand)** per annum exclusive.

## BUSINESS RATES

Local Authority: Charnwood Borough Council  
Period: 2023/2024  
Rateable Value: £20,750

## LEGAL COSTS

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

## VAT

VAT will not be charged on the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 96 within Band D. The EPC is valid until 23 March 2031.

## PLANNING

We understand the premises have authorised use under Classes E / B8 of the Town & Country Planning (Use Classes) Order 1987.

## Contact:

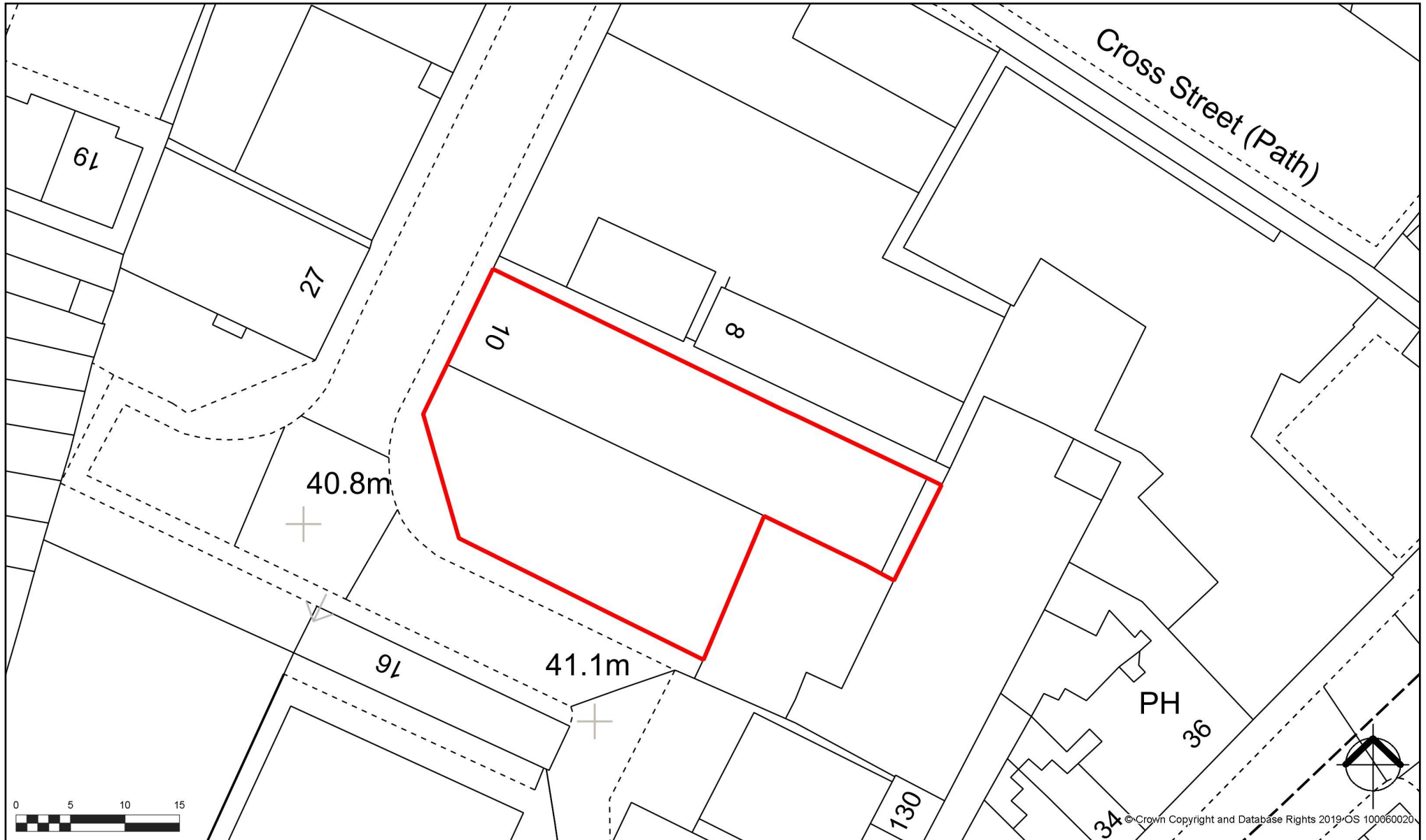
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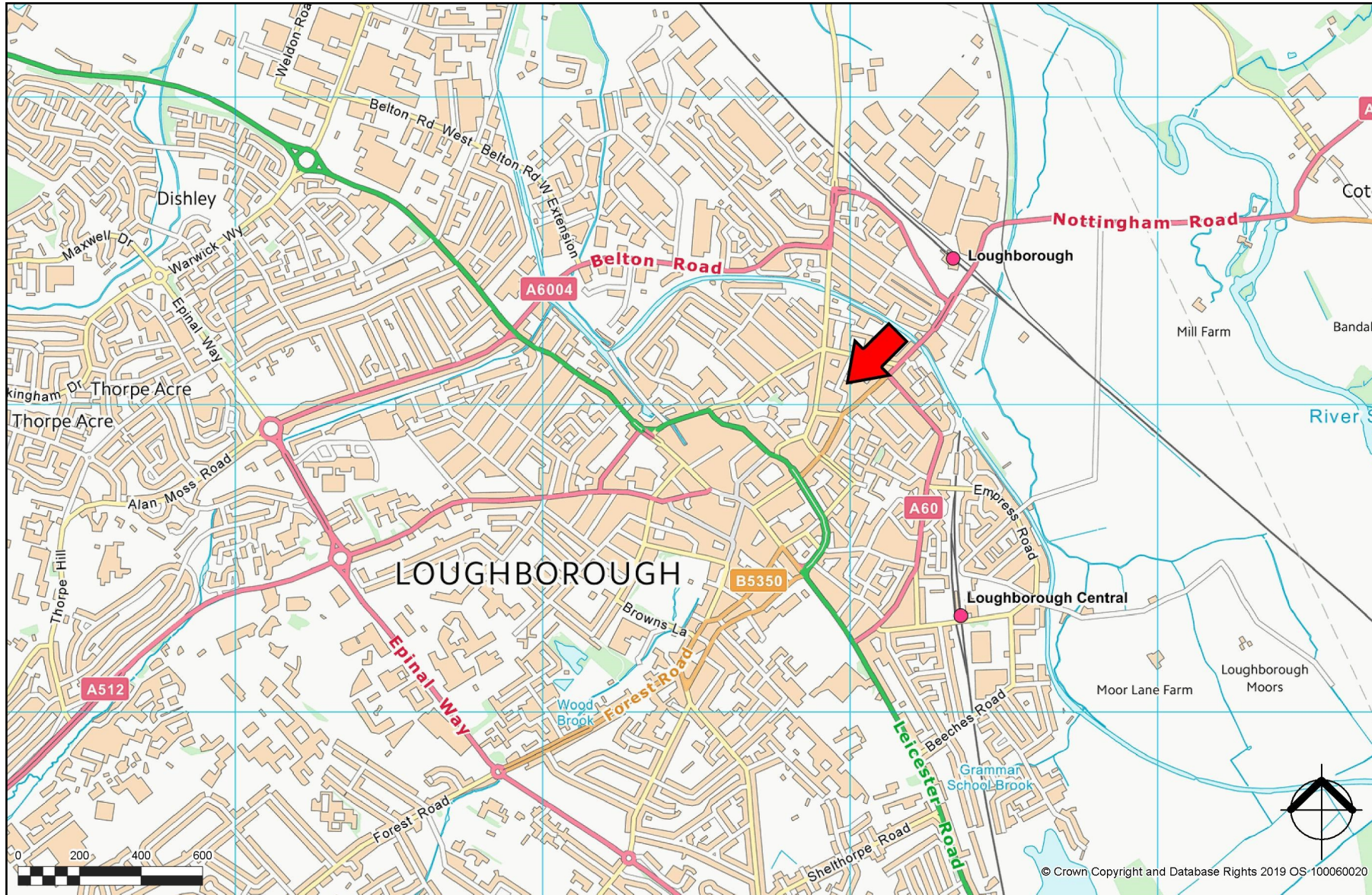
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## IMPORTANT INFORMATION

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