

**MATHER  
JAMIE**

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**2<sup>nd</sup> Floor Office Suites  
Bishop Meadow Road  
Loughborough  
LE11 5TH**

**TO LET  
£14,000 pax**



**2<sup>nd</sup> Floor Modern Office Suites**

**115.01 sq m – 245.18 sq m  
(1,238 sq ft – 2,639 sq ft)**

# 2<sup>nd</sup> Floor Office Suites, Bishop Meadow Road, Loughborough, LE11 5TH

## DESCRIPTION

The offices form part of a substantial three-storey office building fitted to a good standard providing attractive office accommodation in both private and open-plan office space at ground, first and second floors. The offices are alarmed, sprinklered and the internal configuration is available for alteration.

The property benefits from good natural light with parking immediately to the front elevation of the property plus additional car park available nearby providing:

### Suite B

2 front parking spaces plus 14 side parking spaces

### Suite C

3 front parking spaces plus 15 side parking spaces

## ACCOMMODATION

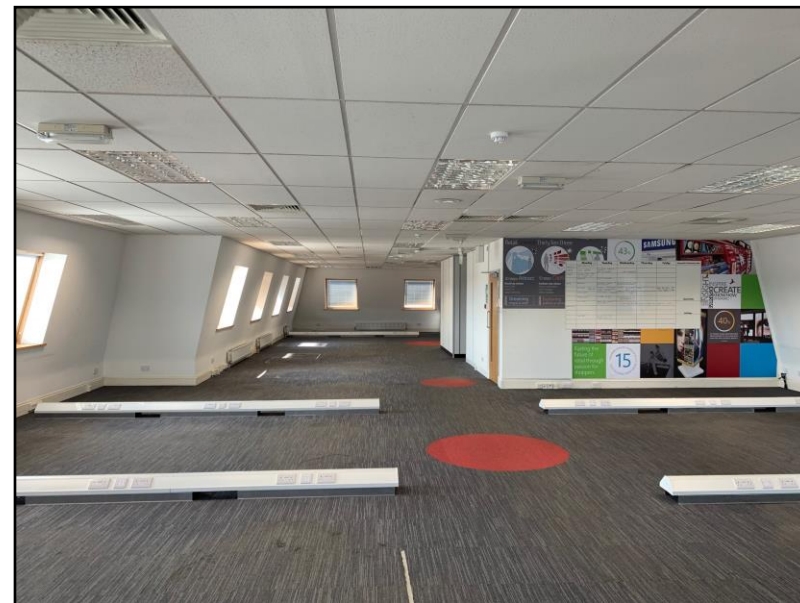
|                  |                    |                      |
|------------------|--------------------|----------------------|
| Suite B          |                    | <b>LET</b>           |
| Suite C          | 130.17 sq m        | (1,401 sq ft)        |
| <b>Total GIA</b> | <b>245.18 sq m</b> | <b>(2,639 sq ft)</b> |

## RENT

**Suite B - £12,500 (twelve thousand five hundred pounds)** per annum exclusive

**Suite C - £14,000 (fourteen thousand pounds)** per annum exclusive

**Both Suites - £22,000 (twenty two thousand pounds)** per annum exclusive





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## VAT

VAT will be charged on the rent.

## TENURE

The office suites are available by way of a new lease on terms to be agreed.

## SERVICE CHARGE

Contribution for maintenance of common car parking and gate access from Bakewell Road.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2023/2024  
Rateable Value: To be re-assessed

## LEGAL COSTS

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

## EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.



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## LOCATION

The subject property fronts Bishop Meadow Road. The estate is a well-established mixed industrial commercial location to the north of Loughborough town centre with good road links via the A6 Loughborough/Derby trunk road and the A512 to Junctions 24 and 23 of the M1 motorway both approximately 5 miles distant.

Other major occupiers in the location include 3M, Fisher Scientific, Jayplas and the former Astra Zeneca research development site now known as Charnwood Campus which now includes the Almac Group.



## PLANNING

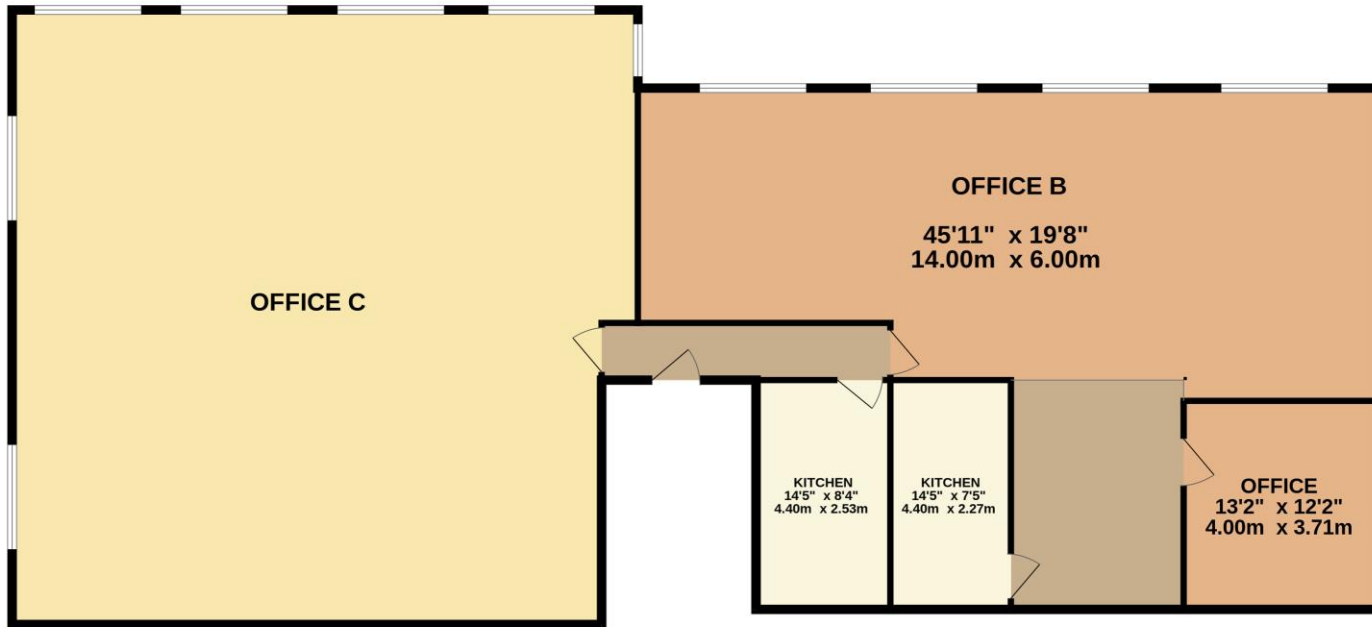
We understand the offices have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties should satisfy themselves that their intended use will satisfy current planning regulations by contacting Charnwood Borough Council.



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SECOND FLOOR  
2866 sq.ft. (266.3 sq.m.) approx.



## SECOND FLOOR OFFICES

TOTAL FLOOR AREA : 2866 sq.ft. (266.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Car Parking Plan



Green – Second floor Suite 1 – 16 spaces  
Blue – Second floor Suite 2 – 18 spaces



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20 m  
Scale 1:1076 (at A4)



## **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:

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