

**MATHER
JAMIE**

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**Unit 8 Aerodrome Close
Bishop Meadow Road
Loughborough
LE11 5RJ**

**TO LET
£15,000 pax**



Industrial/Warehouse Unit

113.99 sq m (1,227 sq ft)

Unit 8 Aerodrome Close, Bishop Meadow Road, Loughborough, LE11 5RJ

DESCRIPTION

The property is an end terrace modern warehouse unit of steel portal frame construction.

The unit has a minimum clearance height of 5.5m, 3-phase electricity and electric up-and-over shutter door. Internally there is a small office, WC and kitchen facility. The front door and window each have an electric security roller shutter.

ACCOMMODATION

Total GIA	113.99 sq m	(1,227 sq ft)
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TENURE

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

RENT

£15,000 (fifteen thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood Borough Council

Period: 2023/2024

Rateable Value: £9,200

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

PLANNING

We understand the premises have authorised planning consent under Classes E, B2 and 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

The subject property is located on a development which comprises 14 high quality industrial/warehouse units fronting Bishop Meadow Road situated on Aerodrome Close part of the successful Bishop Meadow Road industrial area.

The premises has good access to Junctions 23 and 24 of the M1 motorway.

 **what3words:**
///puzzle.deputy.punt



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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