

**MATHER
JAMIE**

01509 233433

**Unit 5 Beaumont Court
Prince William Road
Loughborough
LE11 5DA**

TO LET
£14,500 pax



Warehouse & Office Premises

165 sq m (1,776 sq ft)

Unit 5 Beaumont Court, Prince William Road, Loughborough, Leics, LE11 5DA

DESCRIPTION

The property comprises a mid-terraced industrial unit with brick and block elevations underneath a concrete tiled pitch roof, providing a warehouse with mezzanine offices.

The ground floor provides for warehouse space, office, WC and kitchenette.

The first floor provides a mixture of open plan and private office space.

The property benefits from electric storage heaters, LED lighting in part and a full height roller shutter door.

Externally there are 5 dedicated car parking spaces.

ACCOMMODATION

Warehouse	89.21 sq m	(960 sq ft)
Mezzanine	75.83 sq m	(816 sq ft)
Total GIA	165 sq m	(1,776 sq ft)

TENURE

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



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RENT

£14,500 (fourteen thousand five hundred pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £7,600

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 98 within Band D. The EPC is valid until 4 August 2029.

PLANNING

We understand the premises have authorised planning consent under Class E/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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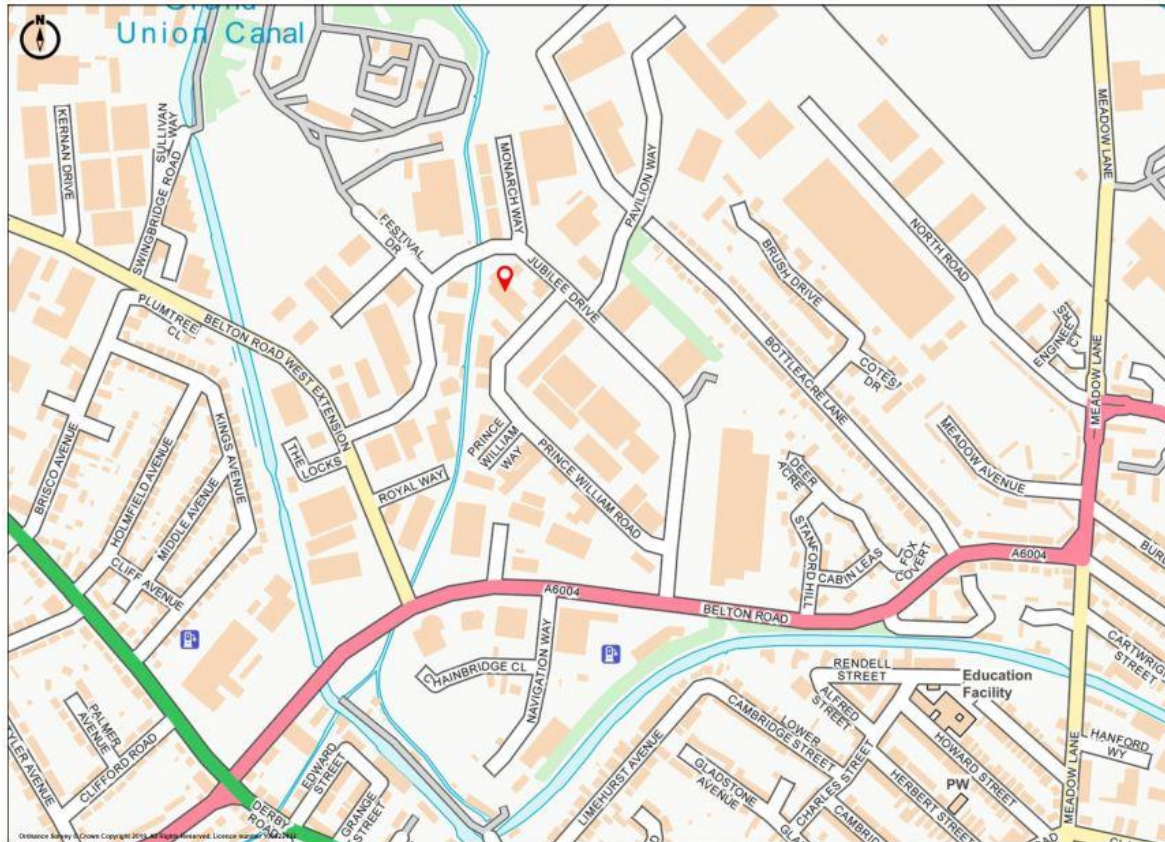


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LOCATION

Beaumont Court is in the heart of the Belton Park Industrial Estate situated off Prince William Road. The estate is the town's premier industrial location and is approximately 3 miles from Junction 23 of the M1 motorway.

 **what3words:**
///fence.yard.palm



Promap v2
LANDMARK INFORMATION

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Licence number: 100022432
Plotted Scale - 1:7500. Paper Size - A4

CONTACT:

Fraser Hearfield BSc (Hons)
fraser.hearfield@matherjamie.co.uk
07377 294108



**3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk**

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