

**MATHER
JAMIE**

01509 233433

**Unit 3 Weldon Road
Loughborough
Leics
LE11 5TH**

**TO LET
£235,000 pax**

Lease for Assignment or New Lease Available



**Substantial Factory & Warehouse
Premises**

5,386.59 sq m (57,981 sq ft)

Unit 3 Weldon Road, Loughborough, Leics, LE11 5TH

DESCRIPTION

Substantial purpose-built two-storey warehouse/factory facility with clearance to underside of haunch at ground floor of 6.44 metres, 2 x 2,000 kg lifts providing loading access to first floor warehouse which has internal clearance to eaves of 4.62 metres and solid concrete flooring.

In addition, there is a substantial mezzanine and office area providing fitted office/meeting rooms and storage with ancillary kitchen and WC facilities.

The property is fully alarmed and sprinklered.

ACCOMMODATION

Ground Floor

Warehouse	2,318.43 sq m	(24,956 sq ft)
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First Floor

Office	21.43 sq m	(231 sq ft)
Mezzanine	690.65 sq m	(7,434 sq ft)

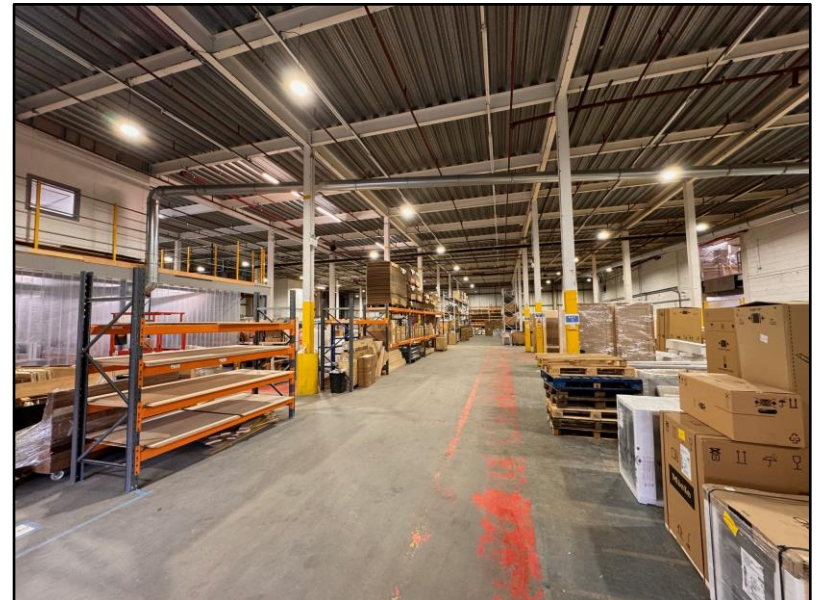
First Floor

Warehouse	2,334.92 sq m	(25,133sq ft)
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Second Floor

Office (in 1st Floor Warehouse)	21.16 sq m	(228 sq ft)
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Total incl mezz	5,386.59 sq m	(57,981 sq ft)
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TENURE

The property is available by way of a new lease for a term of 10 years with a rent review at the 5th year, or by way of an assignment of the existing lease which is for a term of 10 years held from 29 June 2022 at an annual rental of £235,000.

RENT

£235,000 (two hundred and thirty five thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

SERVICE CHARGE

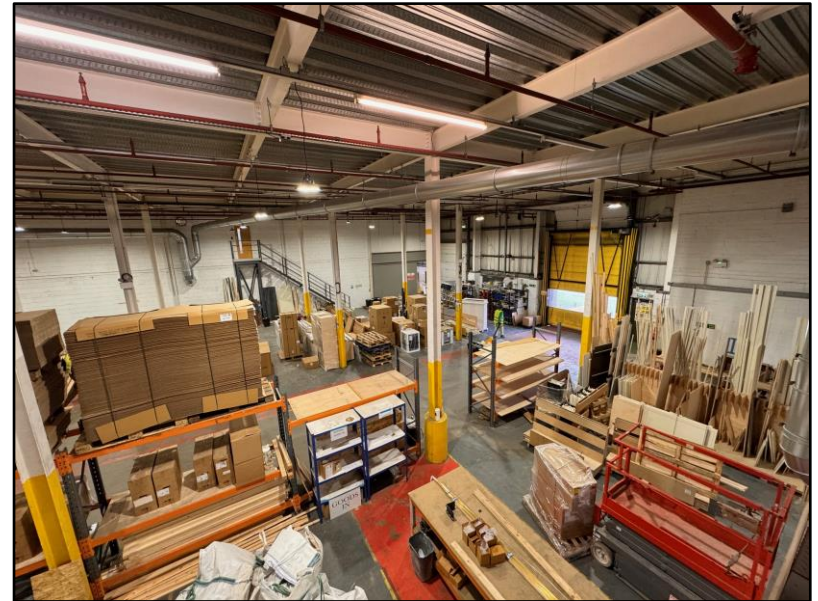
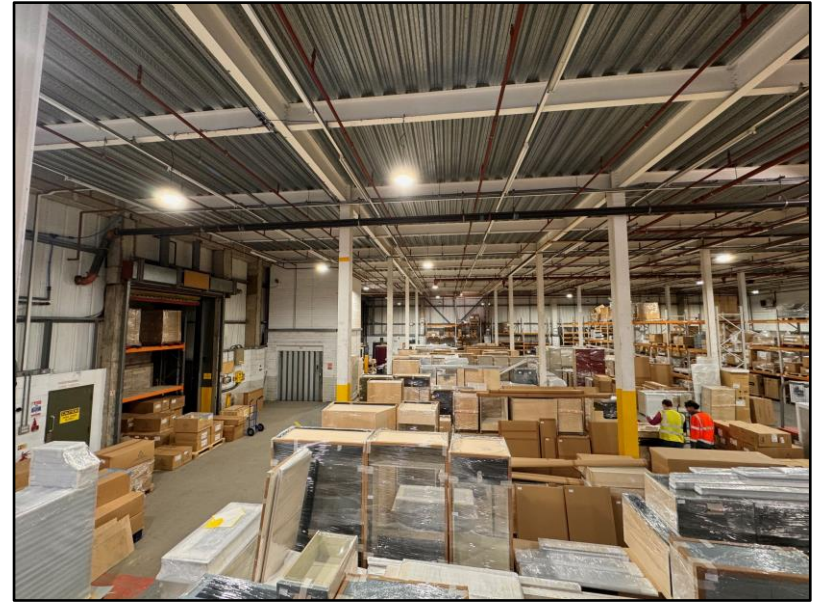
Contribution for maintenance of common parts and shared services, in addition to car parking area.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £194,000

LEGAL COSTS

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



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 52 within Band C. The EPC is valid until 24 May 2032.

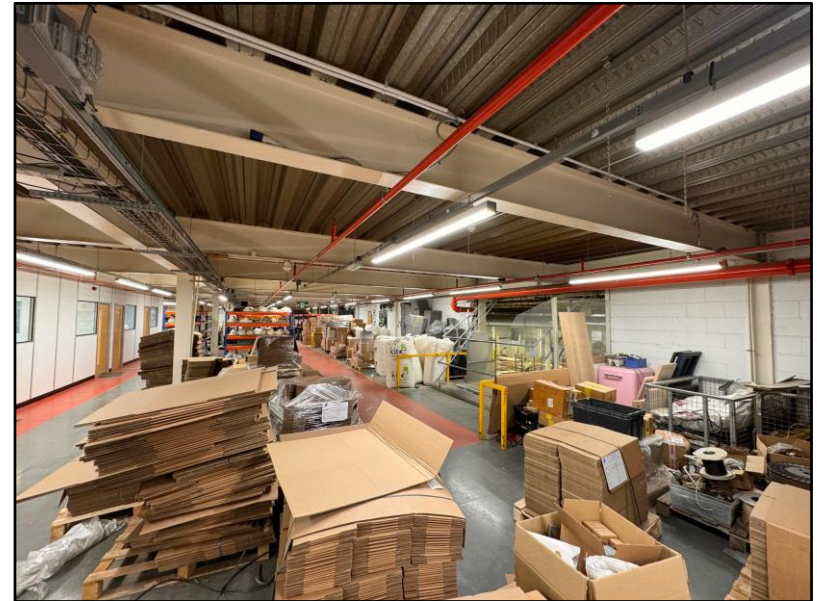
PLANNING

We understand the premises have authorised planning consent under Class 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.

ANTI-MONEY LAUNDERING POLICY

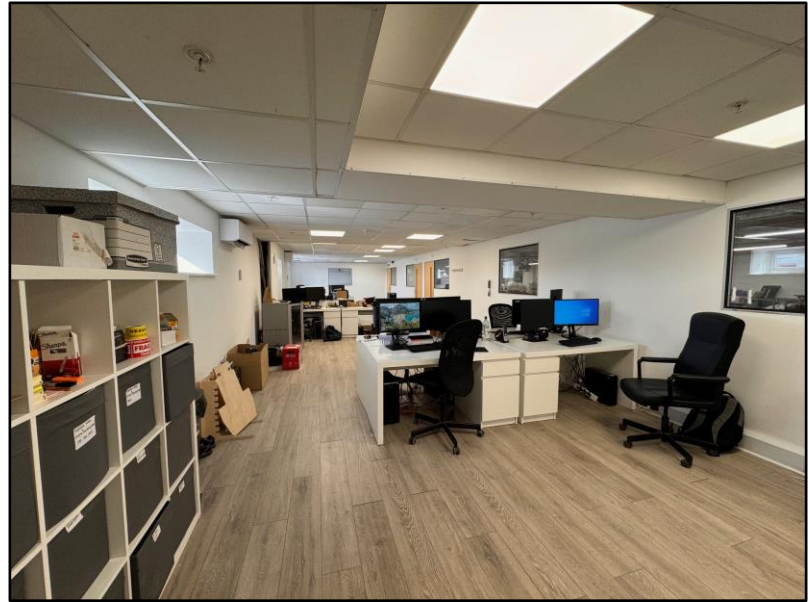
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



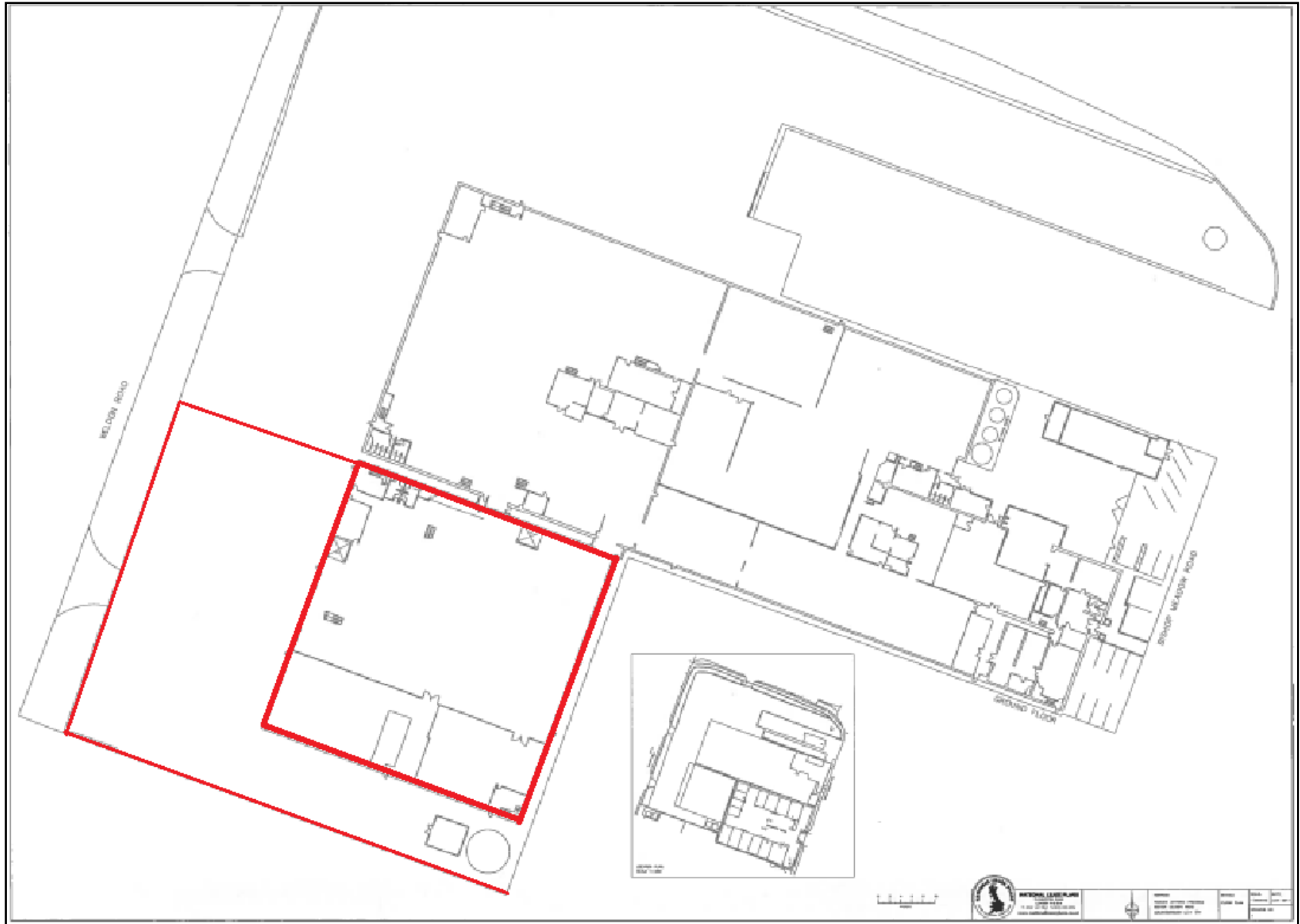
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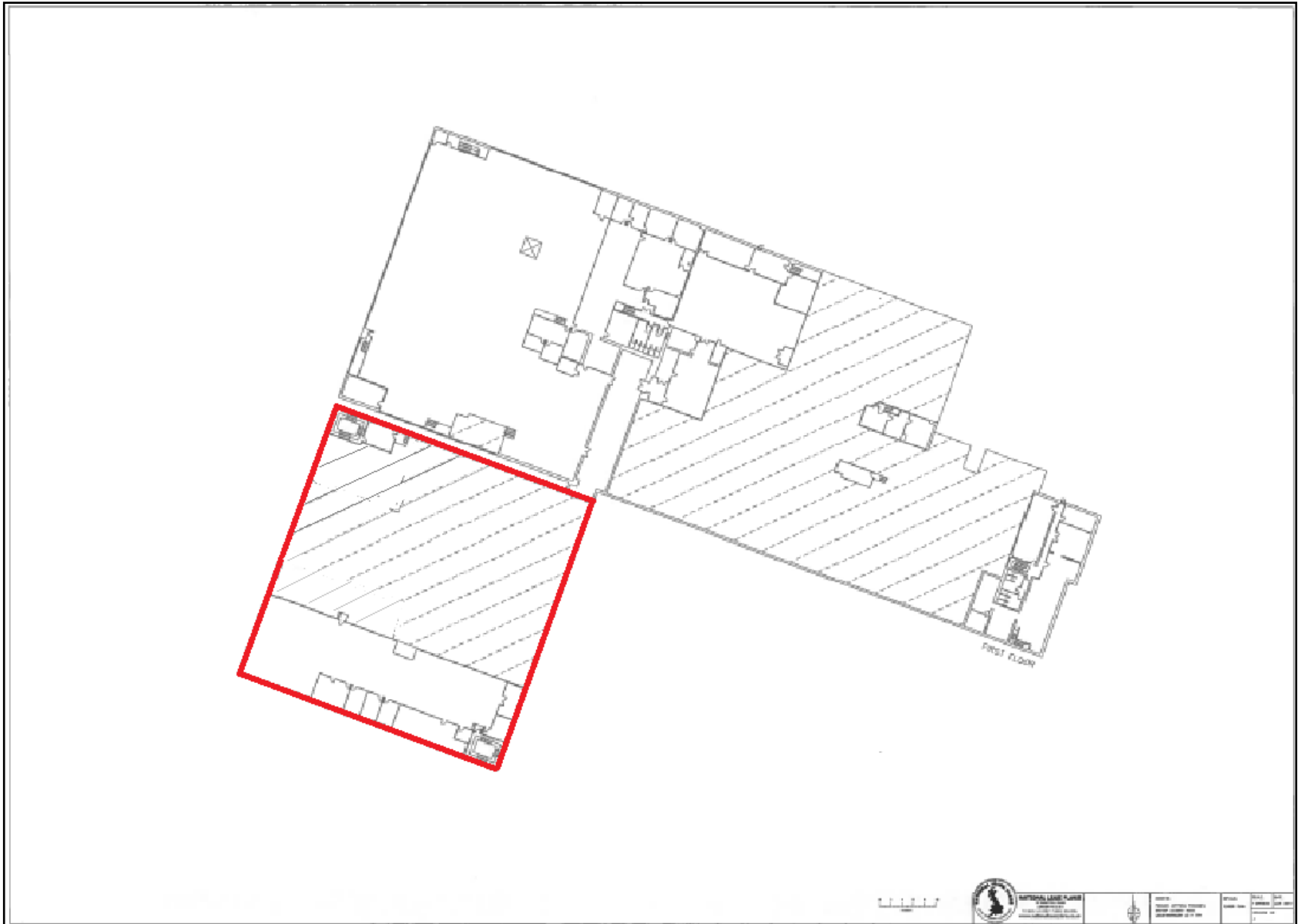
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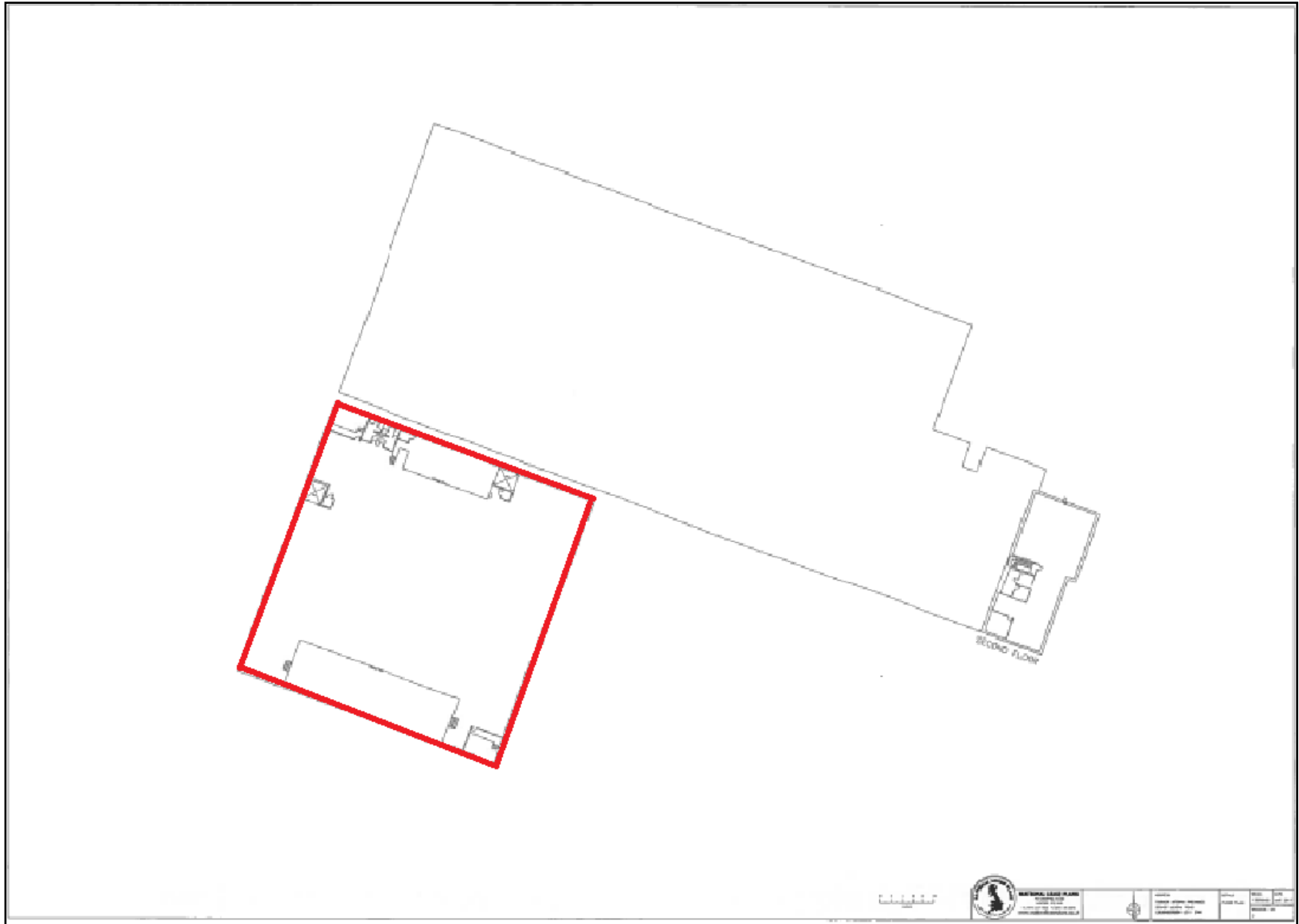
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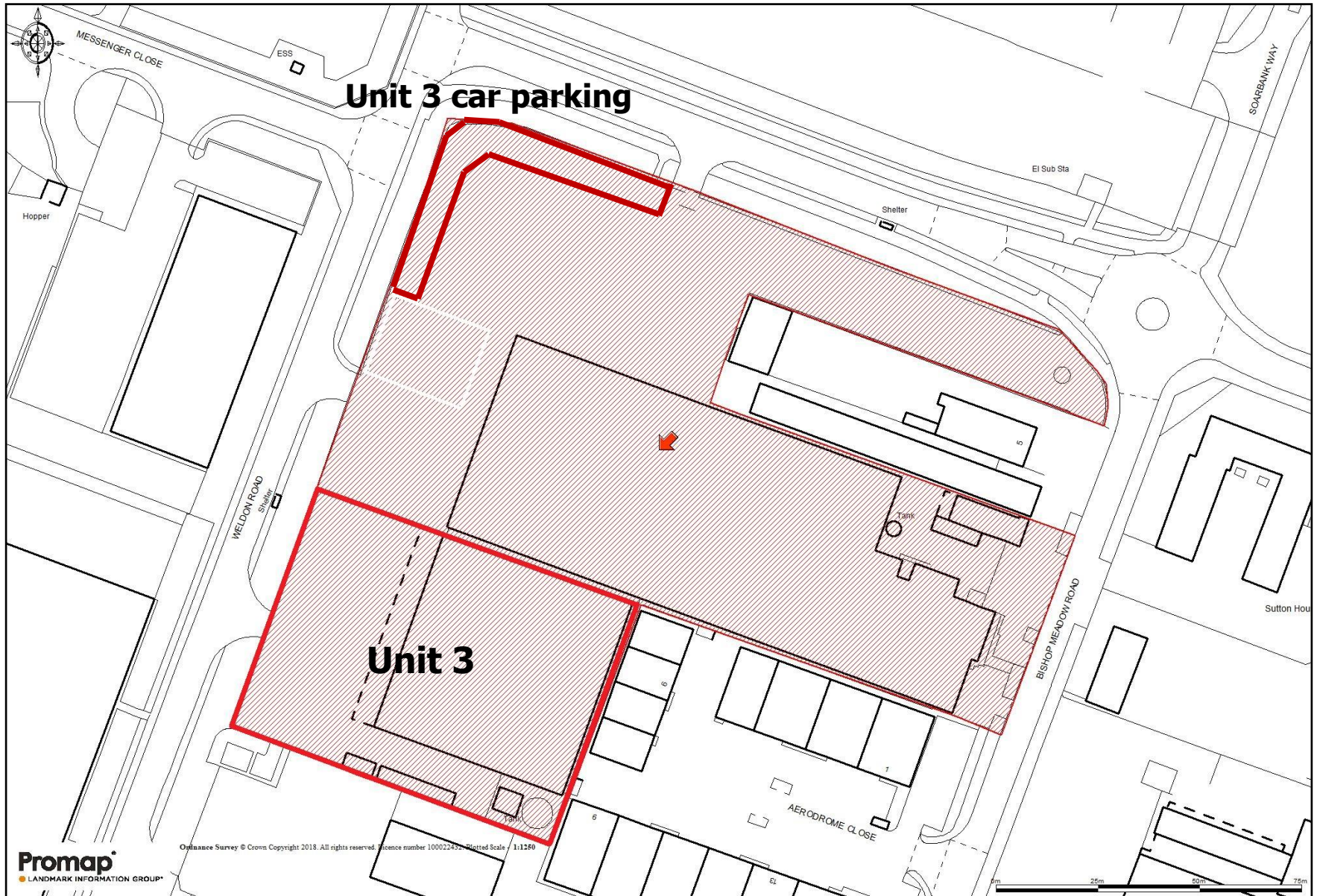
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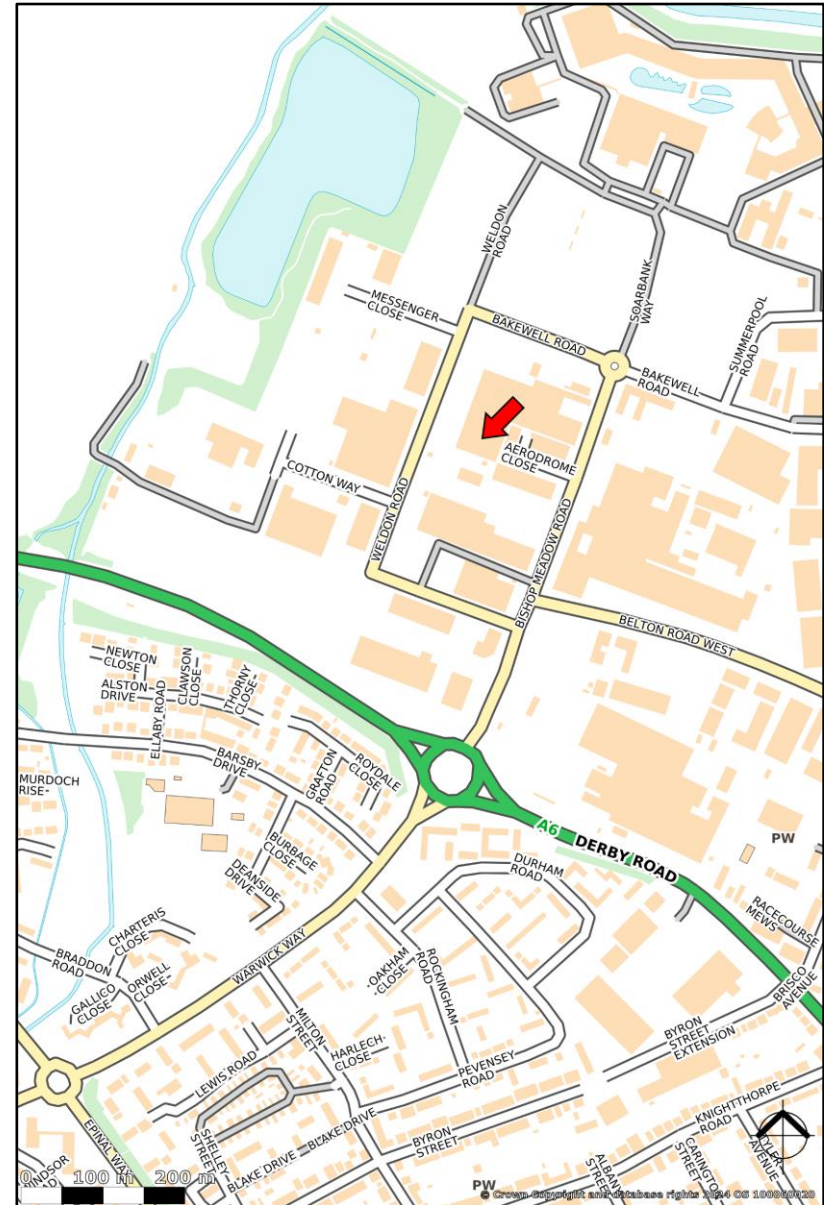
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LOCATION

The subject property fronts Weldon Road on the Bishop Meadow Industrial Estate. 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.

 **what3words:**
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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