

**MATHER
JAMIE**

01509 233433

**Units 3-4 Bakewell Court
Bakewell Road
Loughborough
LE11 5QY**

**TO LET
£13,750 pax**



Industrial Unit

122.65 sq m (1,320 sq ft)

Units 3-4 Bakewell Court, Bakewell Road, Loughborough, Leics, LE11 5QY

LOCATION

The subject property is located at the end of Bakewell Road and accessed from Bishop Meadow Road leading off the A6 Leicester/Derby Trunk Road.



DESCRIPTION

The units form part of a terrace and are of steel frame construction with profile steel clad elevations. The roof is of profile metal cladding incorporating translucent light panels.

The units benefit from 2 up-and-over roller shutter doors, hanging strip lighting, solid concrete floor, a Benraad gas blower heater, 3-phase power supply and WC.

The units are contained in a secure industrial compound with gated access and benefit from 6 allocated car parking spaces.

ACCOMMODATION

Total GIA	122.65 sq m	(1,320 sq ft)
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RENT

£13,750 (thirteen thousand seven hundred and fifty pounds) per annum exclusive.

VAT

VAT is not currently being charged on the rent, however the Landlord reserves the right to be able to charge VAT.

TENURE

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

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £8,400

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 122 within Band E. The EPC is valid until 19 November 2027.

PLANNING

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