

**MATHER
JAMIE**
01509 233433

**Summerpool Road
Loughborough
Leics
LE11 5ST**

**FOR SALE
POA**



**New Build
Industrial / Warehouse Unit**

3,162 sq m (34,037 sq ft)

Summerpool Road, Loughborough, Leics, LE11 5ST

LOCATION

The subject site is located off Bakewell Road within the main Belton Road Industrial Estate, close to the Loughborough Science Park.

The property is well-located for the A6 being and is approximately 4 miles from Junction 23 of the M1 motorway.

Loughborough's railway station is located approximately 2 miles from the property with East Midlands Airport conveniently located 8 miles from the property.

The property's location is shown on the plan within these particulars.



DESCRIPTION

New build steel portal frame warehouse to the following specification:

- 10 metres to underside of haunch
- Solid concrete flooring to 50KN per m sq
- 2 x dock level access loading doors
- 2 x level access loading doors
- 35 metre depth loading yard
- 32 car parking spaces

There will be a ground floor reception entrance area and disabled WC.

Open plan first floor offices will be as per the following specification:

- Suspended ceilings
- Inset LED lighting
- Combined air/heat/cool system
- Male/female WCs

ACCOMMODATION

Ground Floor	2,912 sq m	(31,346 sq ft)
First Floor	250 sq m	(2,691 sq ft)
Total GIA	3,162sq m	(34,037 sq ft)

TENURE

The property is available freehold with vacant possession.

PRICE

Price on application.

BUSINESS RATES

Local Authority: Charnwood
Period: 2022/2023
Rateable Value: The property will be assessed upon completion

LEGAL COSTS

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

VAT

VAT will not be charged on the sale price.

EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment will be requested upon completion of the property.

PLANNING

We understand the premises have authorised planning consent under Class B1/B8 of the Town and Country Planning (Use Classes) Order 1987.

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).

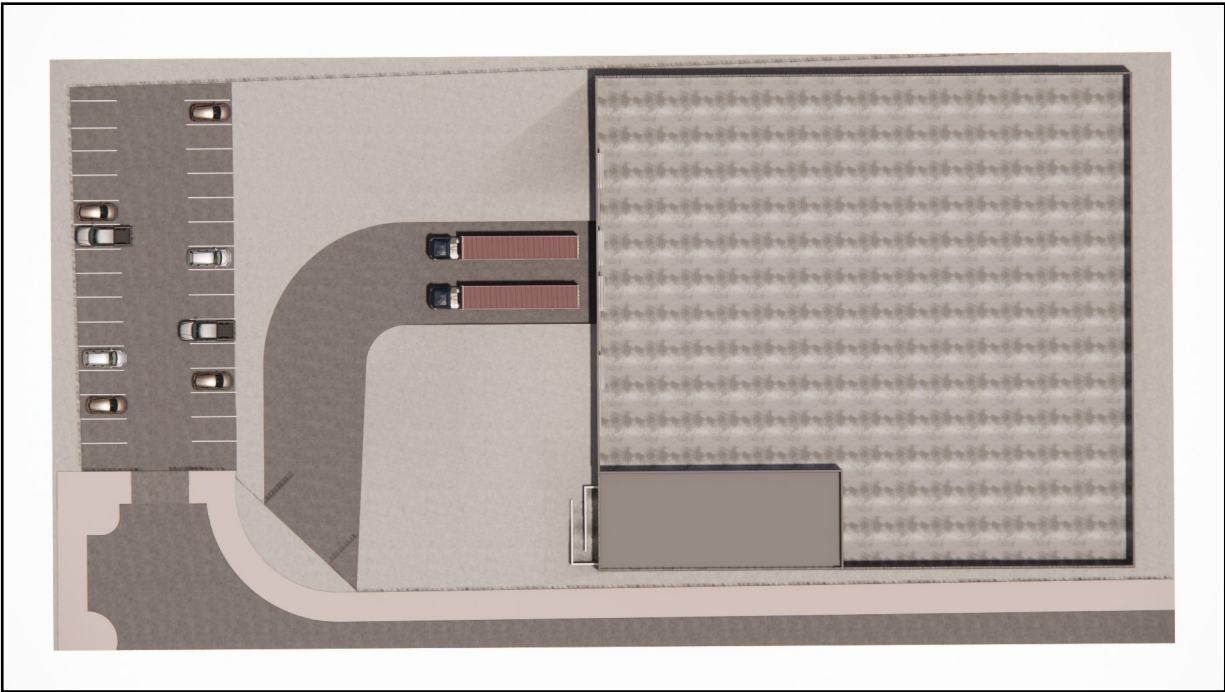
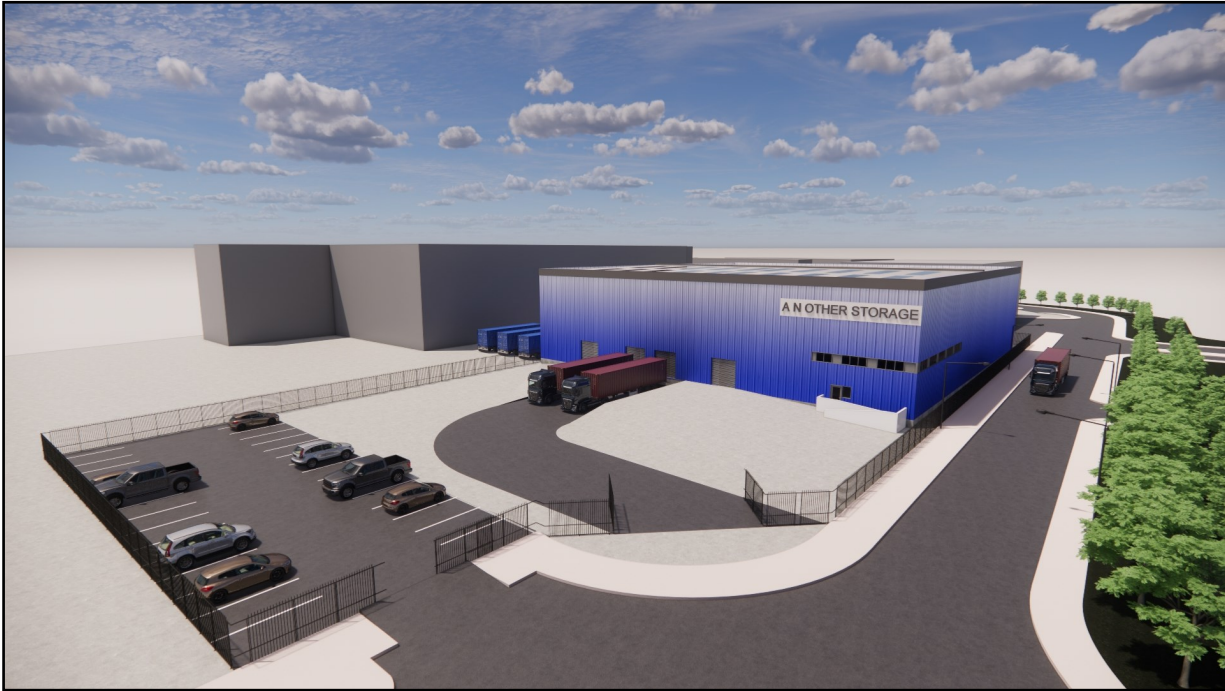
CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720

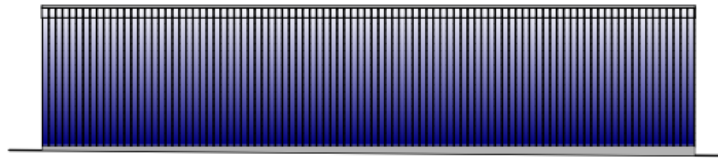
CONTACT:

Charlie Lallo
charlie.lallo@matherjamie.co.uk
07751 752280

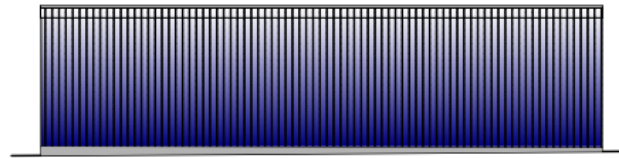
Summerpool Road, Loughborough, Leics, LE11 5ST



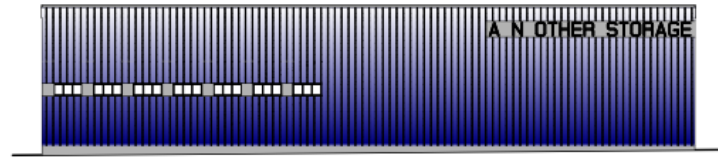
Summerpool Road, Loughborough, Leics, LE11 5ST



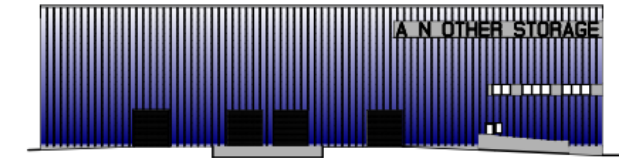
1 : 200 indicative south elevation



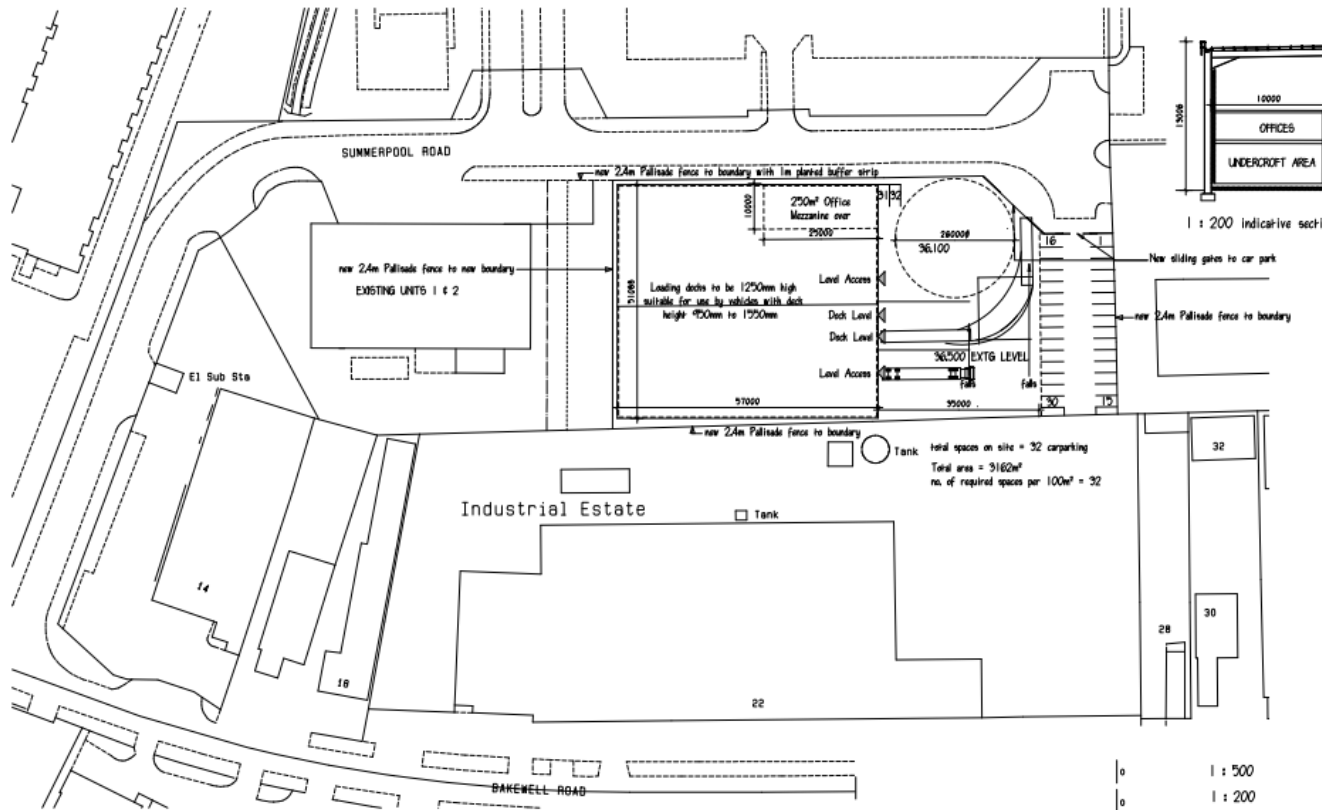
1 : 200 indicative west elevation



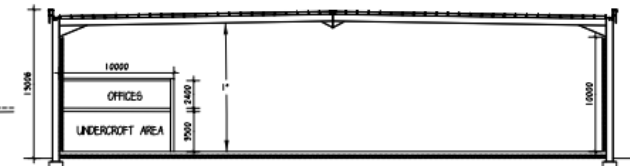
1 : 200 indicative north elevation



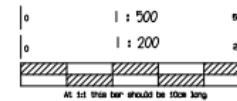
1 : 200 indicative east elevation



1 : 500 PROPOSED SKETCH LAYOUT



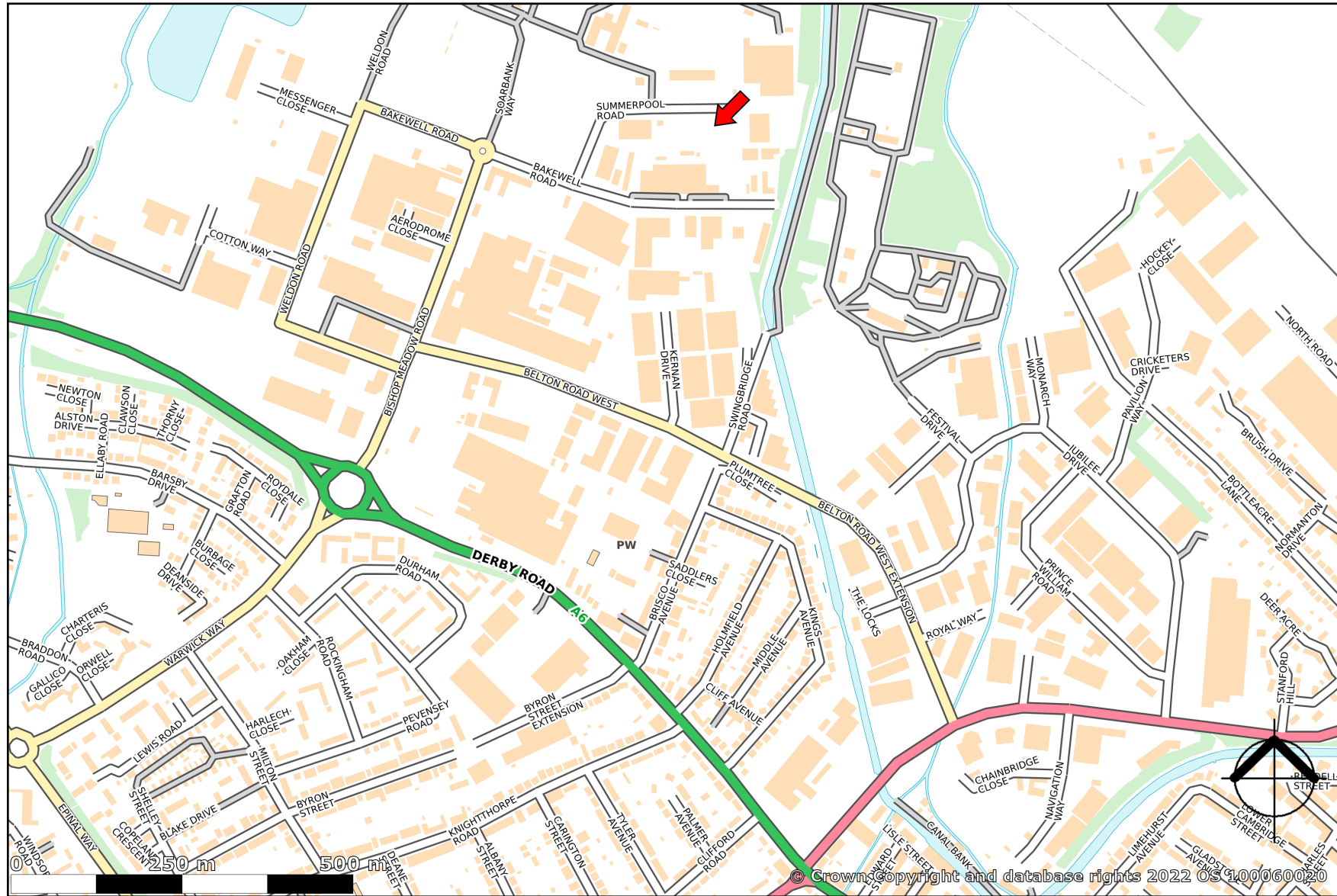
1 : 200 indicative section



Proposed New Industrial Storage Unit Summerpool Road, Loughborough			
Drawn by: <u> </u>	Drawn by: <u> </u>	Checked by: <u> </u>	Checked by: <u> </u>
Client ref: <u> </u>	Project No: <u> </u>	Drawn by: <u> </u>	Checked by: <u> </u>
Drawing status for client approval: <u> </u>	233-3023-01	Scale: <u> </u>	Alt: <u> </u>
1. 10-06-20	parking layout and deck level positions marked	10	10
2. 10-06-20	MEZ floors and elevations marked	10	10
3. 10-06-20	ext area marked	10	10
4. 08-06-20	marked as per 2 feedback comments	10	10
5. 10-06-20	increased to 6m length	10	10

K.A.D.
Kitehall Architectural Design Ltd
Dupplin House 25/27 Dupplin Street
Loughborough CV11 6SL
Tel: 01509 894187
Email: kitehall.architectural@bt.com

Summerpool Road, Loughborough, Leics, LE11 5ST



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:

1. 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
2. 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
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. 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
5. 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