



01509 233433

Unit A Little Moor Lane  
Loughborough  
Leics  
LE11 1SF

**TO LET**  
**£13,750 pax**



**Warehouse Unit**

**89.2 sq m (960 sq ft) plus mezzanine**



# Unit A Little Moor Lane, Loughborough, Leics, LE11 1SF

## DESCRIPTION

The property comprises an end terrace warehouse unit of brick construction benefiting from:

- Steel roller shutter loading access doors
- Eaves height of 2.5m – 4.39m
- Mezzanine floor
- 3-phase electrical supply

## ACCOMMODATION

Ground Floor	89.2 sq m	(960 sq ft)
Mezzanine	68.74 sq m	(740 sq ft)
<b>Total GIA (excl mez)</b>	<b>89.2 sq m</b>	<b>(960 sq ft)</b>

## TENURE

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

## RENT

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



# Unit A Little Moor Lane, Loughborough, Leics, LE11 1SF

## VAT

VAT will not be charged on the rent.

## BUSINESS RATES

Local Authority: Charnwood

Period: 2024/2025

Rateable Value: £6,300

**NB:** Small businesses should benefit from rates relief, however this should be verified with the local authority.

## 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 73 within Band C. The EPC is valid until 21 September 2034.

## PLANNING

We understand the premises have authorised planning consent under Class E (light industrial) / Class B2 (general industrial) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



# Unit A Little Moor Lane, Loughborough, Leics, LE11 1SF

## LOCATION

The subject unit is located on the Little Moor Lane Industrial Estate approximately ½ mile from Loughborough Town Centre. The Estate itself lies just off Empress Road which, in turn, leads to Queens Road linking the A60 Nottingham Road with the A6 to Leicester.

This small Estate has proven to be popular with a wide variety of occupiers, having the benefit of close proximity to the main routes into Loughborough allowing easy and rapid distribution to all areas of the region.



**what3words:**

///shades.armed.dive





## CONTACT:

**Fraser Hearfield MRICS**  
**fraser.hearfield@matherjamie.co.uk**  
**07377 294108**



**3 Bank Court  
Weldon Road  
Loughborough  
Leicestershire  
LE11 5RF  
Website: [www.matherjamie.co.uk](http://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