

**MATHER
JAMIE**
01509 233433

**Unit C1 Swingbridge Road
Loughborough
Leics
LE11 5JD**

TO LET
£24,500 pax



Warehouse & Offices with Yard

270.47 sq m (2,911 sq ft)

Unit C1 Swingbridge Road, Loughborough, Leics, LE11 5JD

DESCRIPTION

The subject property comprises an end terrace warehouse with integral two-storey offices.

The warehouse benefits from a roller shutter loading access door to the rear elevation, solid concrete floor, internal clearance to eaves of 4.96m and a pitched roof with integral roof lights.

The offices provide a mixture of private and open plan office space with an additional mezzanine/storage area and office, male and female WCs and a kitchen.

Externally there is a loading area and parking for approximately 5 cars and a secure fenced concrete yard to the side elevation of the property.

ACCOMMODATION

Ground Floor	231.34 sq m	(2,490 sq ft)
First Floor	39.13 sq m	(421 sq ft)
Total GIA	270.47 sq m	(2,911 sq ft)
Mezzanine / Storage	65.16 sq m	
Mezzanine / Office	21.83 sq m	

TENURE

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



Unit C1 Swingbridge Road, Loughborough, Leics, LE11 5JD

RENT

£24,500 (twenty four thousand five hundred pounds) per annum exclusive.

VAT

The position regarding VAT is to be confirmed.

BUSINESS RATES

Local Authority: Charnwood

Period: 2024/2025

Rateable Value: To be re-assessed on separation of the units as Unit C1 is currently included within a wider assessment with the adjoining unit (C2)

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

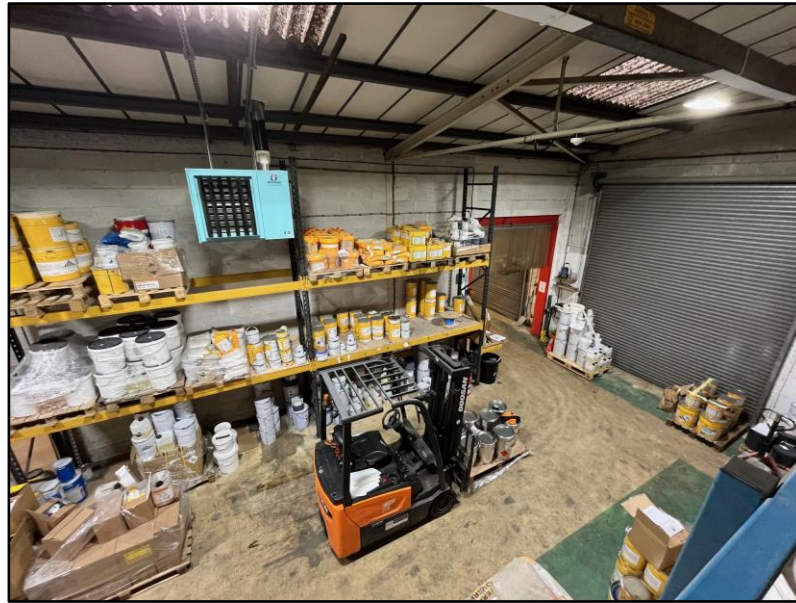
There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class 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.



Unit C1 Swingbridge Road, Loughborough, Leics, LE11 5JD



Unit C1 Swingbridge Road, Loughborough, Leics, LE11 5JD

LOCATION

The property is situated on the eastern side of Swingbridge Road on Swingbridge Industrial Estate, which forms part of the larger well-established Belton Road Industrial Estate, approximately 1 mile to the north of Loughborough town centre. Swingbridge Road runs off the northern side of Belton Road West.

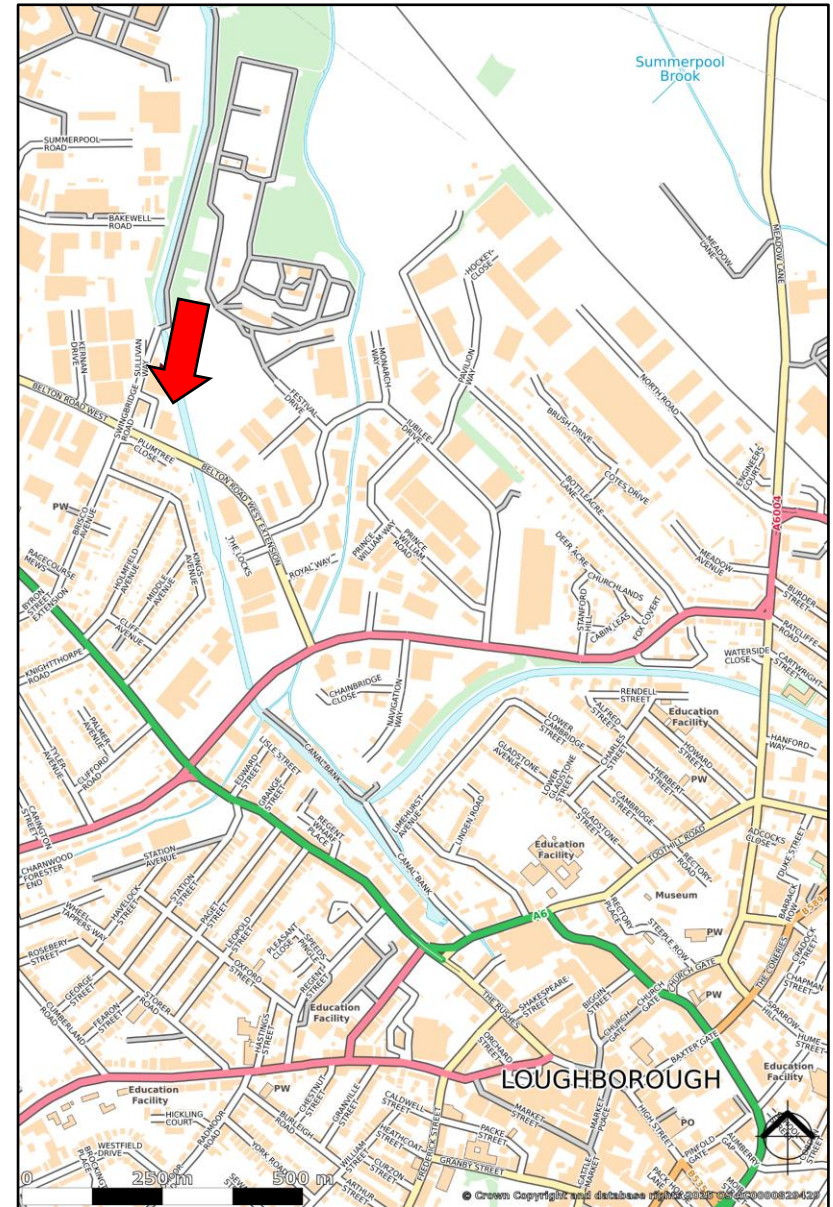
Nearby occupiers include Howdens, Eurocell, Kinch Bus and City Electrical Factors.

The estate is well-located for access to the A6 and Junctions 23 and 24 of the M1 motorway, both of which are within approximately 5 miles of the property.



what3words:

///elite.rocks.flute



CONTACT:

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

Fraser Hearfield MRICS
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