

**MATHER
JAMIE**

01509 233433

24c Monarch Way
Loughborough
Leics
LE11 5XG

TO LET
£16,000 pax



Industrial Unit with Yard

141.18 sq m (1,520 sq ft)

24c Monarch Way, Loughborough, Leics, LE11 5XG

DESCRIPTION

The property comprises a mid-terrace unit of steel portal frame construction, providing an open plan warehouse with ancillary accommodation and WCs.

The property has a pitched roof with 10% translucent light panels, profile cladding and brick elevations.

The warehouse has solid concrete flooring and an internal clearance to eaves of approximately 5.2m.

The unit is currently fitted with a substantial mezzanine floor.

Externally there is a concrete loading apron with ample parking.

ACCOMMODATION

Total GIA	141.18 sq m	(1,520 sq ft)
Mezzanine (approx)	130.06 sq m	(1,400 sq ft)

TENURE

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

RENT

£16,000 (sixteen thousand pounds) per annum exclusive.



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VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood

Period: 2025/2026

Rateable Value: To be re-assessed

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 120 within Band E. The EPC is valid until 3 February 2028.

PLANNING

We understand the premises have authorised planning consent under Class E (g) iii / 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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OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

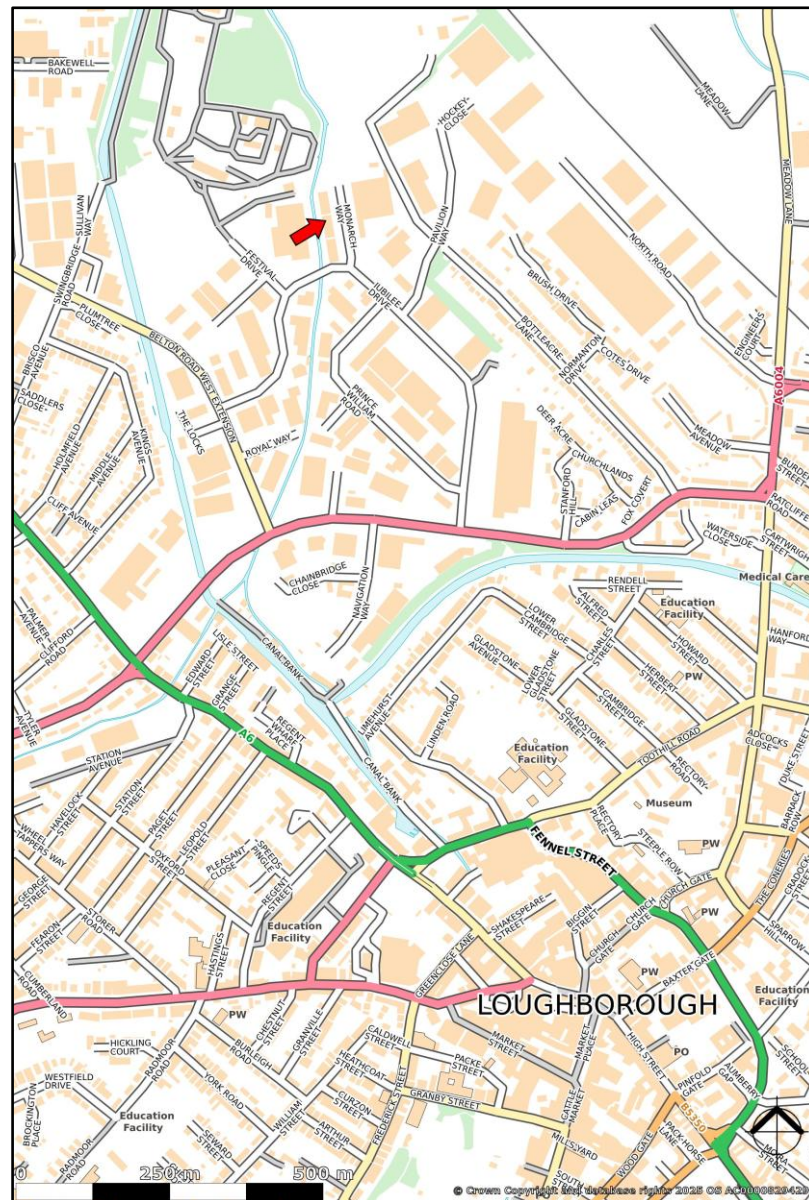
A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.

LOCATION

The subject property comprises a prominent position on Monarch Way within Belton Road Industrial Estate, Loughborough's premier industrial location, affording good access via the A6 and A512 to Junctions 23a and 24 of the M1 motorway, as well as north/south links to Leicester and Nottingham.



what3words: ///alarm.hatch.drop



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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