

**MATHER
JAMIE**
01509 233433

12a Woodgate
Rothley
Leics
LE7 7LJ

TO LET
£12,000 pax



Workshop / Warehouse Unit with Yard

104.91 sq m (1,129 sq ft)

12a Woodgate, Rothley, Leics, LE7 7LJ

DESCRIPTION

The property comprises a detached, self-contained, single-storey workshop with office, of brick construction beneath a flat roof.

Alongside there is a workshop of concrete panel frame beneath a pitched corrugated roof, comprising a roller shutter loading door with internal clearance to eaves of approximately 2.5m.

The property benefits from a small office, workshop and WC facilities.

Externally there is a secure yard to the front of the property.

ACCOMMODATION

Total GIA	104.91 sq m	(1,129 sq ft)
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TENURE

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

RENT

12,000 (twelve thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £7,800

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 106 within Band E. The EPC is valid until 5 January 2036.

PLANNING

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

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



12a Woodgate, Rothley, Leics, LE7 7LJ

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.



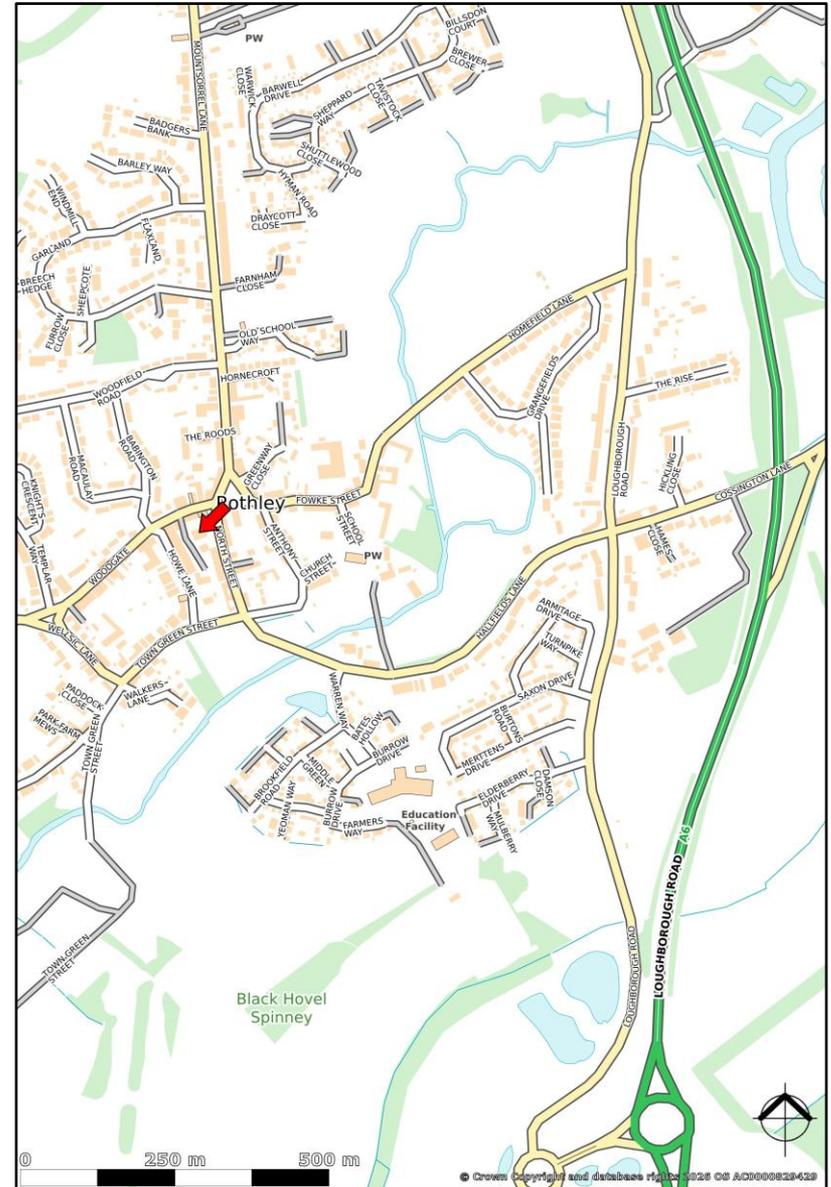
12a Woodgate, Rothley, Leics, LE7 7LJ

LOCATION

The property is situated in the heart of Rothley village centre, well-positioned for local amenities and having good road links to the A46 Leicester western bypass and A6.

The property is ideally located for businesses serving Leicester and Loughborough, as well as the wider East Midlands region.

 **what3words:** ///exhaled.shave.florists



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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.