

**MATHER  
JAMIE**  
01509 233433

**Central House  
1 Monarch Way  
Loughborough  
LE11 5TP**

**TO LET**  
**£350,000 pax**



**Detached Warehouse & Offices**

**5,372.11 sq m (57,825 sq ft)**  
**Site Area 2.33 acres**

# Central House, 1 Monarch Way, Loughborough, Leics, LE11 5TP

## DESCRIPTION

Purpose built portal frame warehouse with integral first floor offices and self-contained two-storey office block on substantial site with parking for approximately 118 cars.

The main warehouse is portal frame constructed with internal clearance to underside of haunch of 6.85 metres currently racked providing 2,040 pallet storage spaces and 1,500 floor pallet spaces with three loading doors to concrete surfaced loading yard.

In addition, the integral first floor offices and ground floor canteen within the main warehouse providing a mixture of private and general offices benefiting from suspended ceilings, an air conditioning heat/cool system, a high voltage electricity supply and Cat 2 lighting. There is a self-contained two-storey office block with brick elevations beneath pitched tiled roof providing offices, store and showroom, benefiting from gas central heating.

Externally the buildings stand on a site area of 2.33 acres.

## ACCOMMODATION

Ground Floor Warehouse	3,700.9 sq m	(39,836 sq ft)
First Floor Offices	991.76 sq m	(10,675 sq ft)

<b>Total GIA – Main Building</b>	<b>4,692.66 sq m</b>	<b>(50,512 sq ft)</b>
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Two-storey Self-contained Office Block	679.45 sq m	(7,314 sq ft)
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<b>Total Gross Internal Area</b>	<b>5,372.11 sq m</b>	<b>(57,825 sq ft)</b>
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## TENURE

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

## RENT

**£350,000 (three hundred and fifty thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.

## BUSINESS RATES

Local Authority: Charnwood

Period: 2024/2025

Rateable Value: £206,000

## 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.



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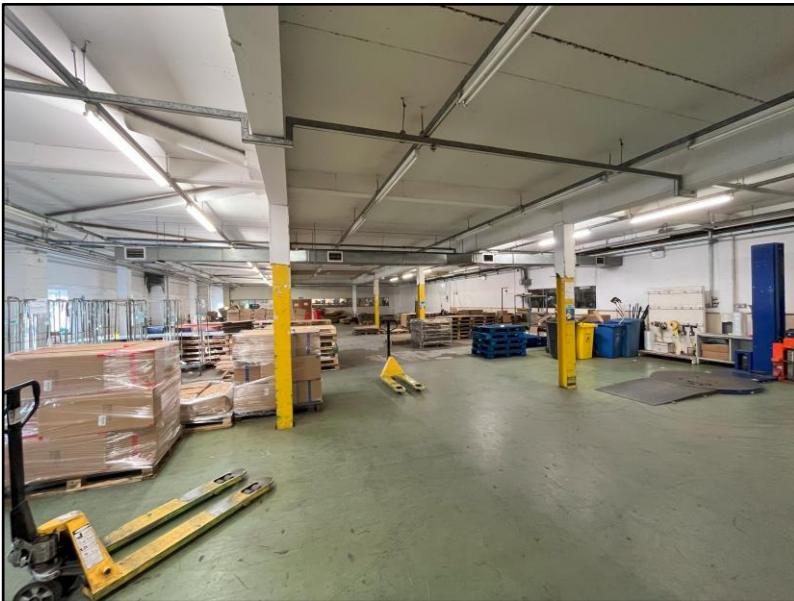
## PLANNING

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

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

## 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).



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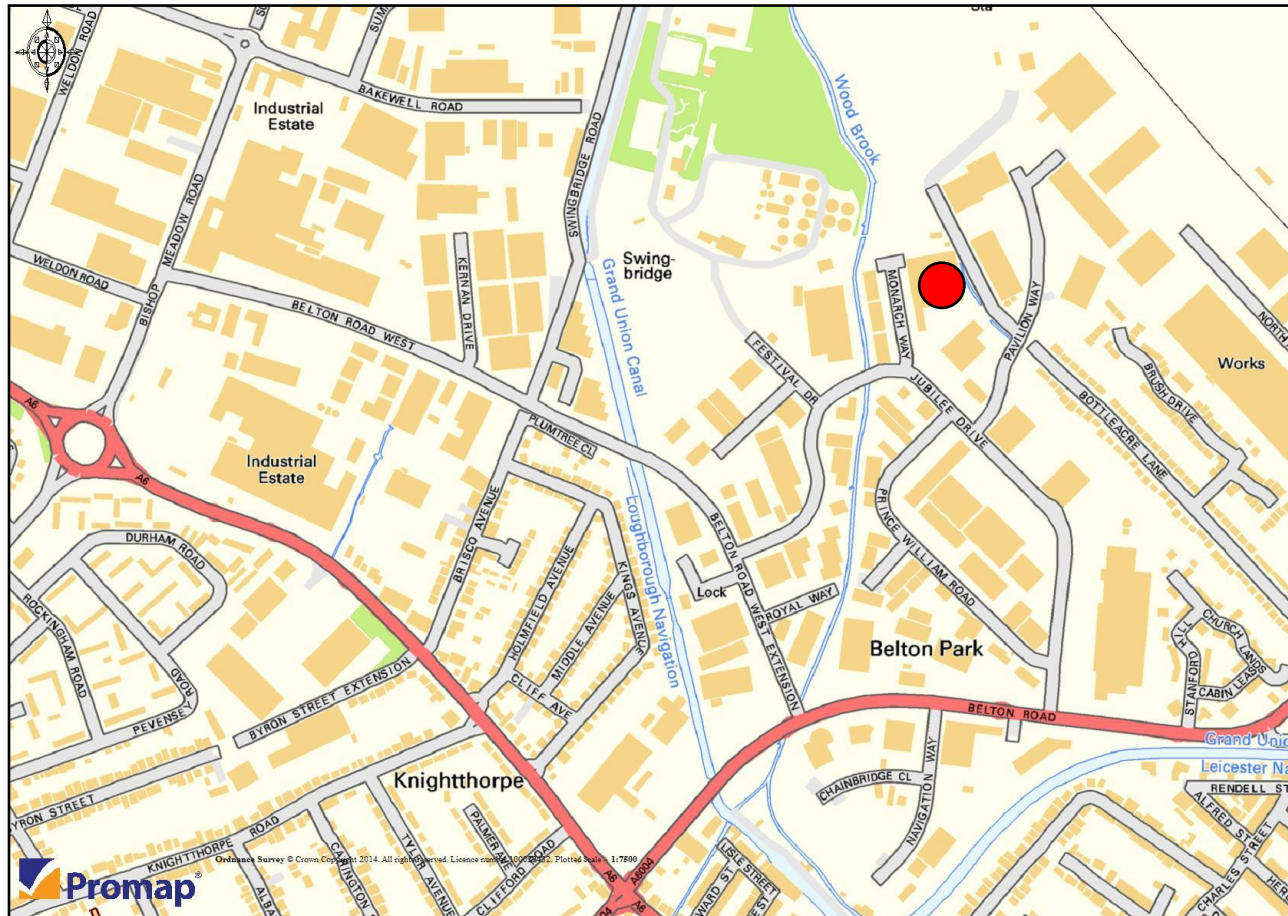
## LOCATION

The subject property occupies the north side of Monarch Way within the Belton Road Industrial Estate, Loughborough's premier industrial location. The property's location is shown on the plan within these particulars. Loughborough affords good access via the A6 and A512 to Junctions 24 and 23 of the M1 motorway as well as north-south links to Leicester and Nottingham.



**what3words:**

///oval.truth.paid



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## **CONTACT:**

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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