

**MATHER  
JAMIE**  
01509 233433

**24 Jubilee Drive  
Loughborough  
Leics  
LE11 5XS**

**TO LET**  
**£12,950 pax**



**Industrial / Warehouse Unit with Yard**

**114.76 sq m (1,235 sq ft)**



# 24 Jubilee Drive, Loughborough, Leics, LE11 5XS

## DESCRIPTION

The property comprises an end terrace industrial/warehouse unit of brick construction with steel roller shutter loading door and solid concrete floor with an internal clearance to eaves of 4.2m.

The unit benefits from a small office as well as a substantial mezzanine, used for additional storage.

Externally there is a secure concrete yard to the side elevation of the property.

**NB:** Incentive available regarding removal of the mezzanine, if required.

## ACCOMMODATION

Ground Floor	114.76 sq m	(1,235 sq ft)
Mezzanine	85.02 sq m	(915 sq ft)

## TENURE

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

## RENT

**£12,950 (twelve thousand nine hundred and fifty pounds)**  
per annum exclusive.

## VAT

VAT will not be charged on the rent.



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## BUSINESS RATES

Local Authority: Charnwood  
Period: 2025/2026  
Rateable Value: £9,400

**NB:** This property will benefit from Small Business Rates Relief.

## 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 99 within Band D. The EPC is valid until 3 June 2028.

## PLANNING

We understand the premises have authorised planning consent under Class E (light industrial), B2 & 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.

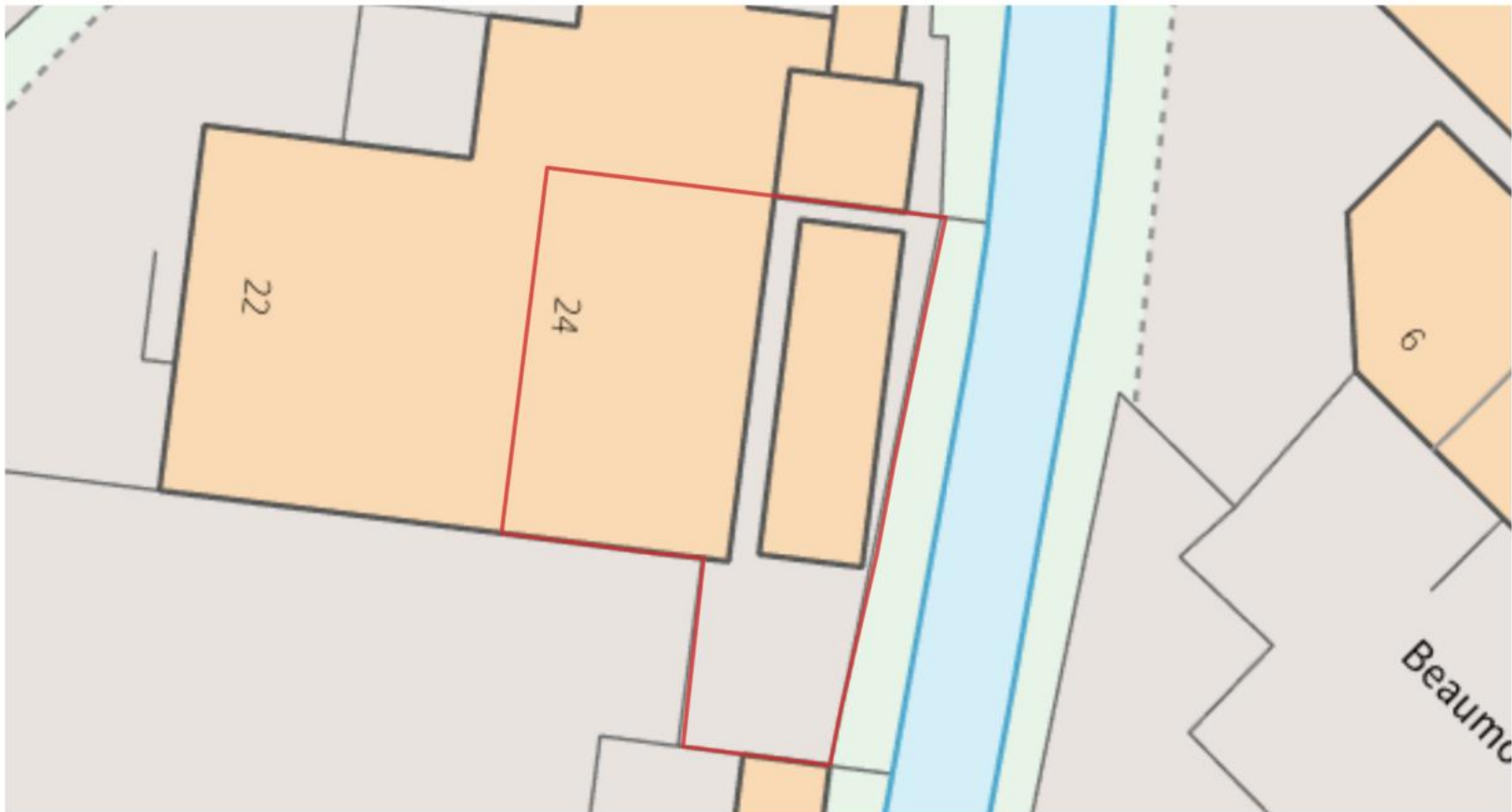




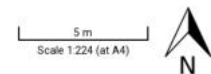
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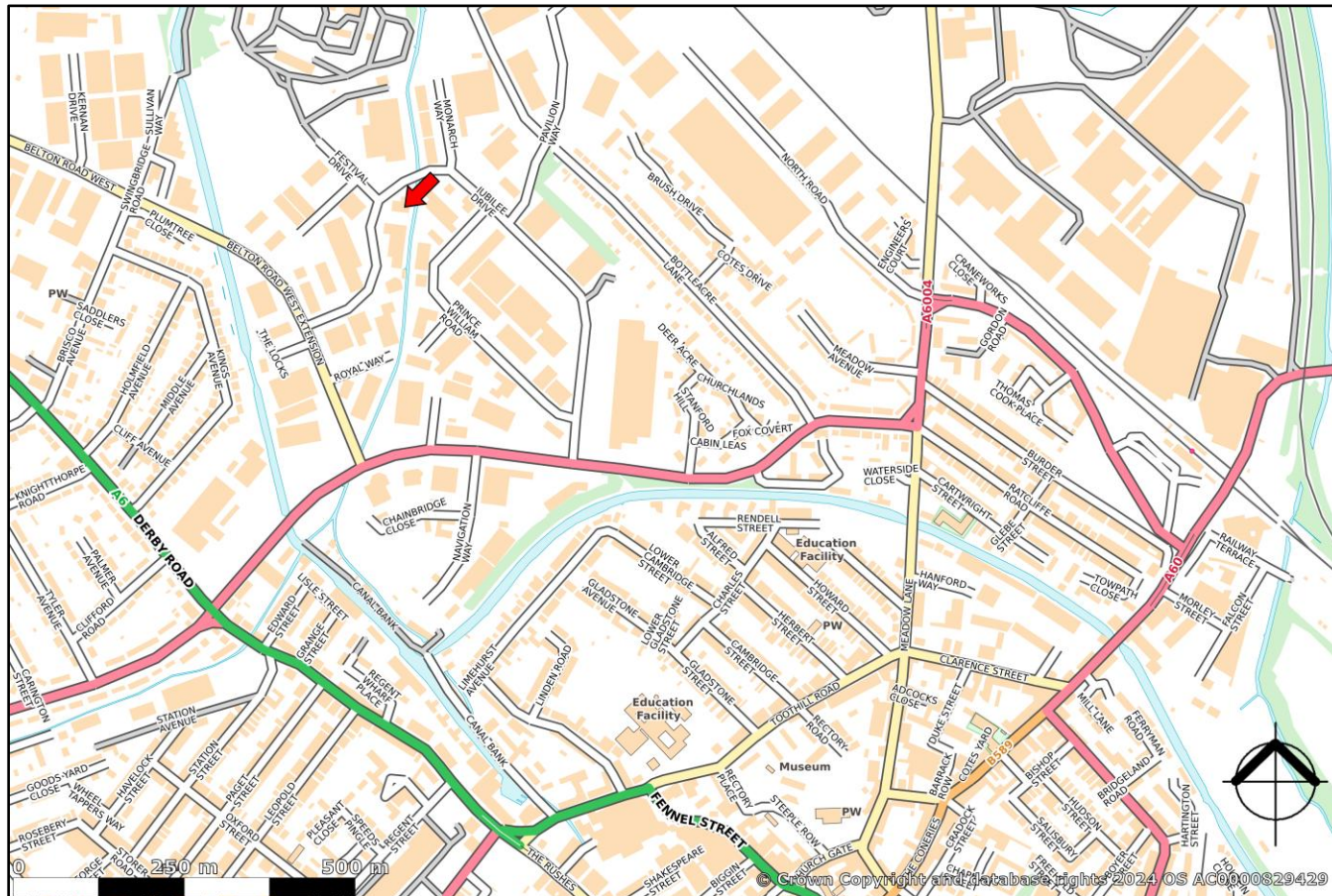
## LOCATION

The subject property is located on Jubilee Drive close to its junction with Festival Drive on the main Belton Road Industrial Estate to the north of Loughborough town centre. The property is well-located for access to the A6 Epinal Way leading to Junctions 23 and 24 of the M1 motorway both within approximately 5 miles.



**what3words:**

///ladder.enjoyable.saints



## **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