

**MATHER
JAMIE**
01509 233433

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

TO LET
£102,500 pax



Substantial Warehouse & Offices

**1,105.96 sq m (11,905 sq ft) plus
mezzanine 475.08 sq m (5,114 sq ft)**

21 Jubilee Drive, Loughborough, Leics, LE11 5XS

DESCRIPTION

The subject property comprises a modern steel portal frame semi-detached premises with clad and glazed elevations, internal clearance to eaves of approximately 6m, up-and-over loading door, solid concrete flooring, incorporating an integral two-storey L-shaped offices fitted to a high standard.

The premises currently has a substantial high-quality mezzanine office floor of 475.08 sq m (5,114 sq ft) which can be removed if required.

Externally the property benefits from dedicated parking for approximately 23 cars together with loading apron.

ACCOMMODATION

Ground Floor

Warehouse & Offices	942.64 sq m	(10,147 sq ft)
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First Floor

Offices	163.32 sq m	(1,758 sq ft)
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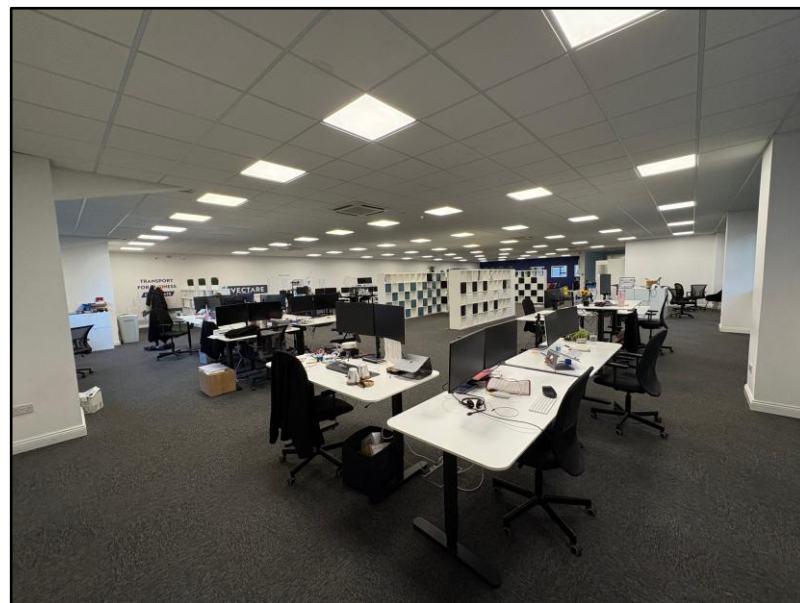
Mezzanine	475.08 sq m	(5,114 sq ft)
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Total GIA excl mezzanine	1,105.96 sq m	(11,905 sq ft)
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Total GIA incl mezzanine	1,581.04 sq m	(17,018 sq ft)
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TENURE

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



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RENT

£102,500 (one hundred and two thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: £63,000

LEGAL COSTS

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

PLANNING

We understand the premises have authorised planning consent under Class E / 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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ENERGY PERFORMANCE CERTIFICATE (EPC)

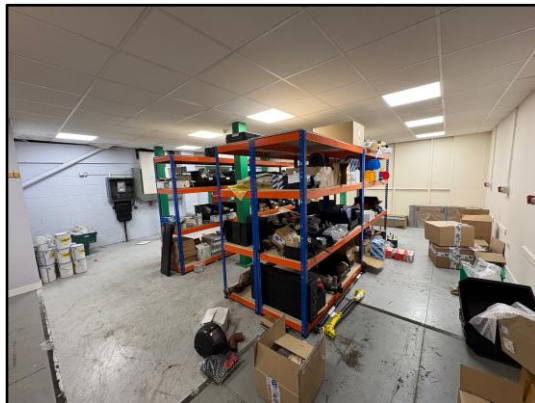
The property has an Energy Performance Asset Rating of 91 within Band D. The EPC is valid until 12 August 2032.

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.



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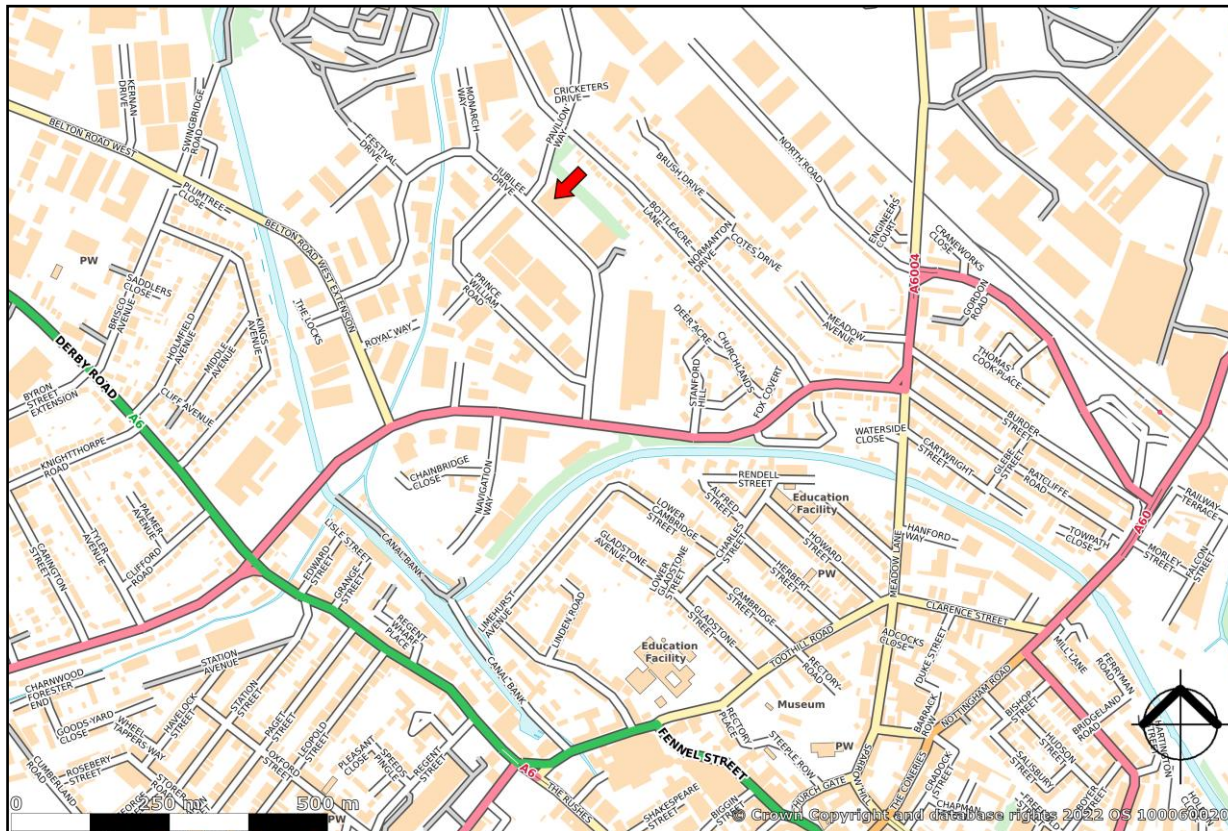
LOCATION

The property has a highly-prominent location fronting Jubilee Drive at its junction with Pavilion Way in Loughborough's premier industrial estate with major occupiers nearby including Topps Tiles, Screwfix, B&Q and Toolstation.

The estate provides a mixture of trade, bulk retail, warehouse and industrial occupiers with good road links via Belton Road to the A6 Derby Road.

The wider estate is well-located within less than 4 miles of Junction 23 of the M1 motorway and within 7 miles of Junction 24 of the M1.

 **what3words:** sting.gladiators.remind



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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