



# Unit G Little Moor Lane, Loughborough, Leics, LE11 1SF

## DESCRIPTION

The property is of steel frame construction with brick and profile sheet clad elevations, having recently been refurbished, benefitting from:

- Steel roller shutter loading access doors
- Solid concrete flooring
- Eaves height of 4.78m
- Mezzanine floor
- 3-phase electrical supply
- Drainage
- Water

## ACCOMMODATION

Ground Floor	60.50 sq m	(651 sq ft)
Mezzanine	40.25 sq m	(433 sq ft)
<b>Total GIA (excl mez)</b>	<b>60.50 sq m</b>	<b>(651 sq ft)</b>

## TENURE

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

## RENT

**£9,500 (nine thousand five hundred pounds)** per annum exclusive.





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## VAT

VAT will not be charged on the rent.

## BUSINESS RATES

Local Authority: Charnwood

Period: 2024/2025

Rateable Value: £5,300

## 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 105 within Band E. The EPC is valid until 21 July 2030.

## PLANNING

We understand the premises have authorised planning consent under Class E (light industrial) 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 unit is located on the Little Moor Lane Industrial Estate approximately ½ mile from Loughborough Town Centre. The Estate itself lies just off Empress Road which, in turn, leads to Queens Road linking the A60 Nottingham Road with the A6 to Leicester.

This small Estate has proven to be popular with a wide variety of occupiers, having the benefit of close proximity to the main routes into Loughborough allowing easy and rapid distribution to all areas of the region.



**what3words:**

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## CONTACT:

**Fraser Hearfield MRICS**  
**fraser.hearfield@matherjamie.co.uk**  
**07377 294108**



**3 Bank Court**  
**Weldon Road**  
**Loughborough**  
**Leicestershire**  
**LE11 5RF**  
**Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

### 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