

**MATHER
JAMIE**

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40 Jubilee Drive
Loughborough
Leics
LE11 5XS

FOR SALE
£380,000



Industrial Premises

506.62 sq m (5,453 sq ft)

40 Jubilee Drive, Loughborough, Leics, LE11 5XS

DESCRIPTION

The subject property is a prominent end terrace industrial premises with brick elevations beneath a pitched roof (replaced April 2021) benefiting from 10% translucent light panels.

The property has steel roller shutter loading access to the front elevation with internal clearance to eaves of approximately 5.72 metres. Ground floor provides WC, canteen and ancillary space. The entire building has a full fitted mezzanine including canteen, kitchen facility, works office and integral hoist list mechanism with an approximate loading of 0.5 tonnes. The power supply to the property was upgraded to 200A in 2021.

Externally the land registry Title plan shows parking for approximately 6 vehicles, plus yard and shared loading access.

ACCOMMODATION

Ground Floor	273.91 sq m	(2,948 sq ft)
First Floor	235.6 sq m	(2,536 sq ft)
Total	506.62 sq m	(5,453 sq ft)

TENURE

The property is available by sale of the long leasehold interest with vacant possession. The long leasehold was granted in September 1989 for a term of 999 years.

PRICE

£380,000 (three hundred and eighty thousand pounds).



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VAT

VAT will be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood

Period: 2025/2026

Rateable Value: £16,250

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 118 within Band E. The EPC is valid until 16 May 2034.

PLANNING

We understand the premises have authorised planning consent under Class B2 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 property fronts Jubilee Drive close to its junction with Belton Road West Extension and occupies a prominent corner position within the established Belton Road West Industrial Estate.

The estate has good links via the A6 trunk road to junction 24 of the M1 and the A512 Ashby Road to junction 23 of the M1.



what3words:

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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