



**Investment - Offices - also suitable for use
as studio, laboratory or light workshop**

**227.61 sq m – 248.88 sq m
(2,450 sq ft – 2,679 sq ft)**

Units B1, B2 & B3 Gelders Hall Road, Shepshed, Leics, LE12 9NH

DESCRIPTION

Positioned within a terrace of office buildings, the units provide high quality office space.

The office space benefits from:

- Open plan layout
- Air conditioning
- Raised access floors
- Kitchenette
- WCs
- 10MB fibre connection

ACCOMMODATION & CAR PARKING

Unit B1

Parking

Ground Floor	119.75 sq m	(1,289 sq ft)	
First Floor NIA	129.13 sq m	(1,390 sq ft)	
Total NIA	248.88 sq m	(2,679 sq ft)	6 spaces

Unit B2

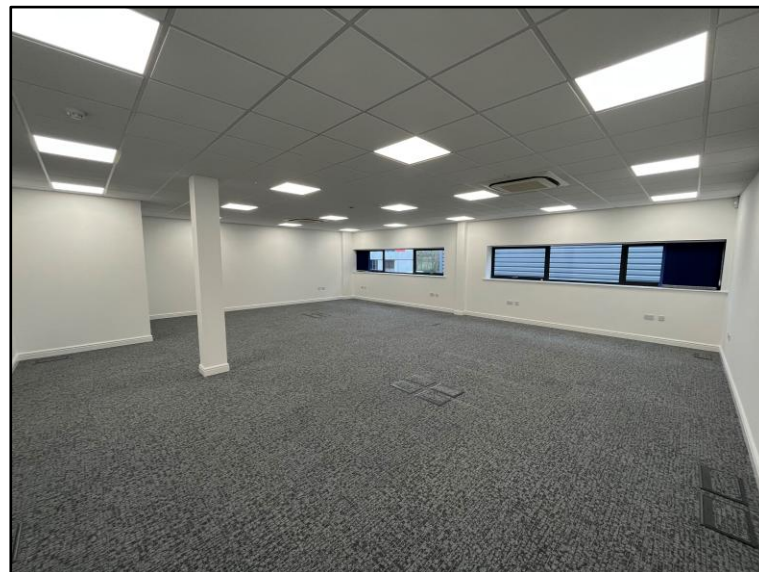
Parking

Ground Floor	113.99 sq m	(1,227 sq ft)	
First Floor	113.62 sq m	(1,223 sq ft)	
Total NIA	227.61 sq m	(2,450 sq ft)	6 spaces

Unit B3

Parking

Ground Floor	111.85 sq m	(1,204 sq ft)	
First Floor	129.13 sq m	(1,390 sq ft)	
Total NIA	240.98 sq m	(2,594 sq ft)	6 spaces



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PRICE

Unit B1
£360,000 (three hundred and sixty thousand pounds)

Unit B2
£325,000 (three hundred and twenty five thousand pounds)

Unit B3
£350,000 (three hundred and fifty thousand pounds)

VAT

VAT will be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rates Payable: Unit B1 – Ground Floor - £8,607.75
Unit B1 - 1st Floor - £8,483

Unit B2 - £16,591.75

Unit B3 - Ground Floor - £7,610
Unit B3 - 1st Floor - £7,734.50

LEGAL COSTS

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



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TENURE

The properties are available freehold, subject to occupational tenancies. Copy of leases are available on request.

Energy Performance Certificates (EPCs)

The properties have Energy Performance Asset Ratings as follows:

Unit B1 - 80 within Band D

Unit B2 - 87 within Band D

Unit B3 - 78 within Band D

SERVICE CHARGE

A nominal service charge will be payable for the upkeep and maintenance of landscaped and common areas. Further information is available upon request.

PLANNING

We understand the premises have authorised planning consent under Class E 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

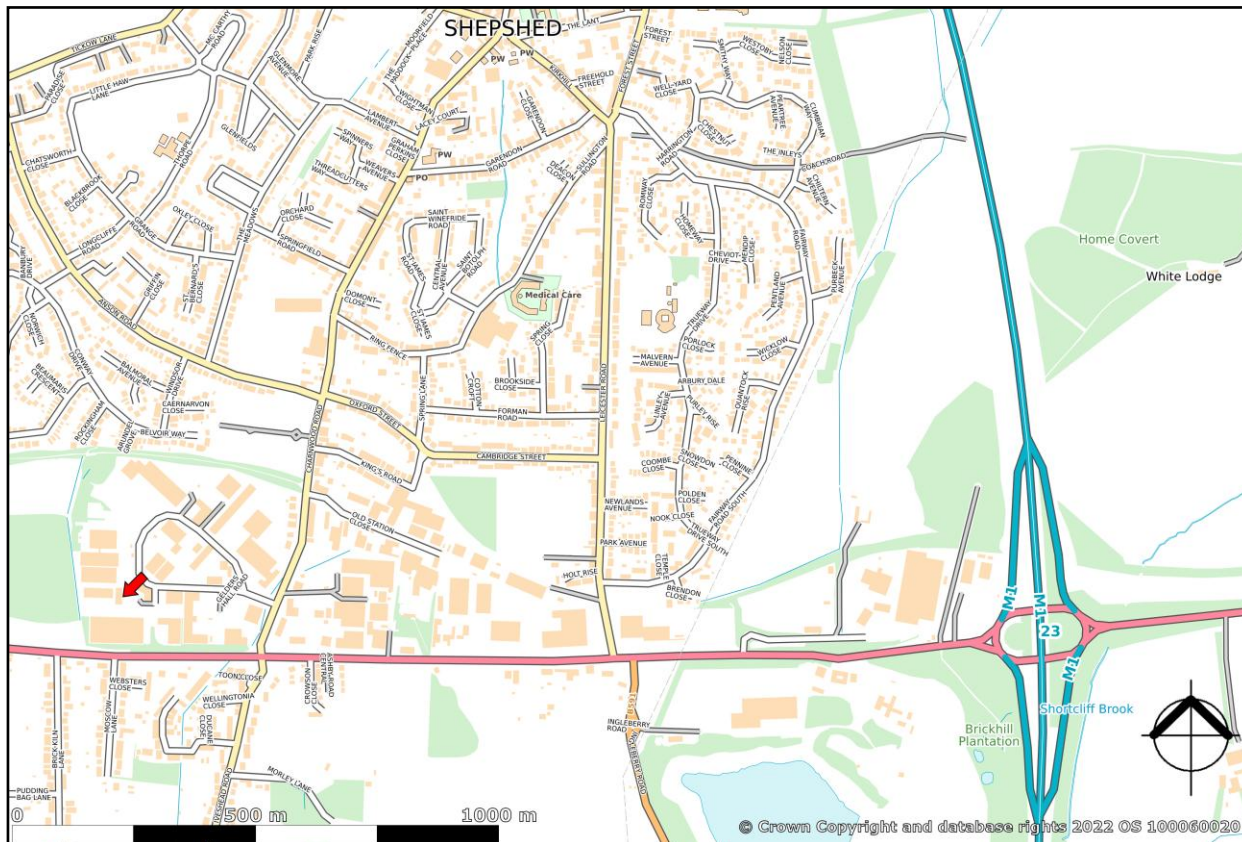
Illuma Park is located on Gelders Hall Industrial Estate which occupies a position within Shepshed approximately 1 mile from Junction 23 of the M1 motorway. Loughborough town centre is approximately 5 miles from the subject property.

The property is accessed directly from the A512 (Ashby Road) which provides excellent links to Junction 23 of the M1 and Junction 13 of the A42/M42 at Ashby de la Zouch.



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