

**MATHER
JAMIE**
01509 233433

**The Elms
Elms Grove
Loughborough
LE11 1RG**

FOR SALE
£725,000

Substantial Grade II Listed Building



**Office Premises suitable for
alternative uses (subject to planning)**

611.51 sq m (6,582 sq ft)

The Elms, Elms Grove, Loughborough, Leics, LE11 1RG

DESCRIPTION

The original property is of stone construction under a pitched roof which has been extended with both brick and blockwork under a pitched tiled roof. There is a further single-storey extension which is under a sloping roof.

Internally the property consists of 5x offices and 2x conference rooms on the ground floor which are on two levels, together with the kitchen and WC facilities. There are a further 14x offices, ancillary accommodation and WCs on the first floor.

There is a basement to the front part of the property which houses the boiler room, together with space for storage.

The grounds of the property have been landscaped and also provide car parking for in excess of 30 cars.

TENURE

The property is available freehold with vacant possession.

PRICE

£725,000 (seven hundred and twenty five thousand pounds).

VAT

VAT will not be charged on the sale price.



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ACCOMMODATION

Ground Floor		
Office (Room 1)	29.90 sq m	(322 sq ft)
Office / Conference (Room 3)	44.90 sq m	(483 sq ft)
Office / Conference (Room 4)	44.90 sq m	(483 sq ft)
Kitchen (Room 5)	19.40 sq m	(209 sq ft)
Photocopier Room (Room 6)	12.20 sq m	(131 sq ft)
Office (Room 7)	11.00 sq m	(118 sq ft)
Office (Room 8)	32.00 sq m	(344 sq ft)
Store (Room 9)	14.10 sq m	(152 sq ft)
Office (Room 10)	17.10 sq m	(184 sq ft)
Office / Store (Room 11)	22.70 sq m	(244 sq ft)
Office / Store (Room 12)	19.10 sq m	(206 sq ft)
Total	267.30 sq m	(2,877 sq ft)



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ACCOMMODATION (continued)

First Floor		
Office (Room 1)	24.20 sq m	(260 sq ft)
Office (Room 2)	15.80 sq m	(170 sq ft)
Office (Room 3)	10.40 sq m	(112 sq ft)
Office (Room 4)	15.70 sq m	(169 sq ft)
Office (Room 5)	11.20 sq m	(121 sq ft)
Office (Room 6)	21.00 sq m	(226 sq ft)
Office (Room 7)	22.60 sq m	(243 sq ft)
Office (Room 8)	24.60 sq m	(265 sq ft)
Office (Room 9)	22.30 sq m	(240 sq ft)
Office (Room 10)	16.20 sq m	(174 sq ft)
Office (Room 11)	7.70 sq m	(83 sq ft)
Office (Room 12)	12.30 sq m	(132 sq ft)
Office (Room 13)	9.10 sq m	(98 sq ft)
Office (Room 14)	9.60 sq m	(103 sq ft)
Total	222.70 sq m	(2,397 sq ft)
Basement		
Total	121.51 sq m	(1,308 sq ft)
Total NIA	611.51 sq m	(6,582 sq ft)



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BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rateable Value: £43,250

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 95 within Band D. The EPC is valid until 7 November 2033.

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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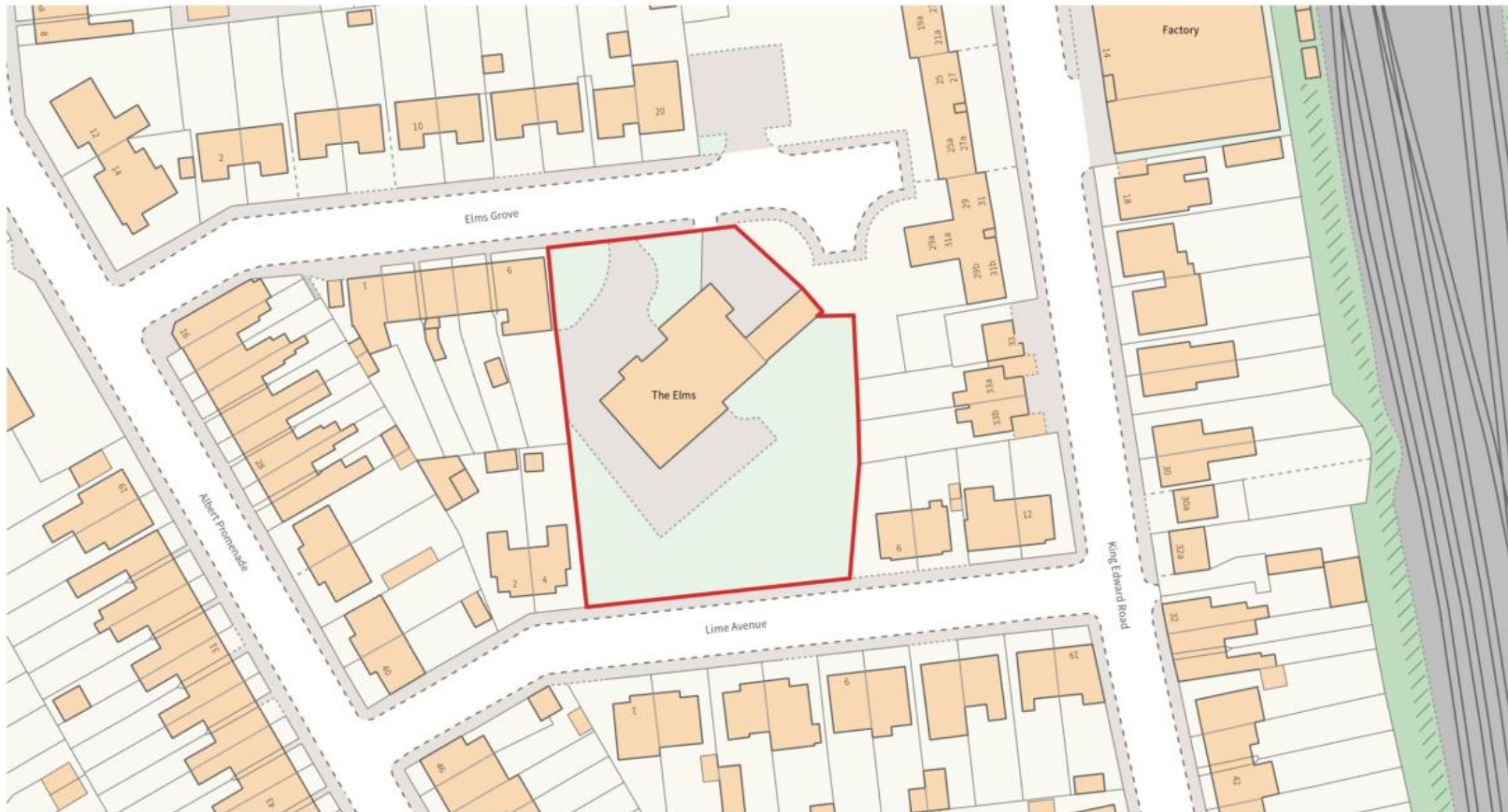


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The Elms, Elms Grove, Loughborough, Leics, LE11 1RG

Elms Court, The Elms, Elms Grove,
Loughborough, Leicestershire, LE11 1RG



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20 m
Scale 1:872 (at A4)



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LOCATION

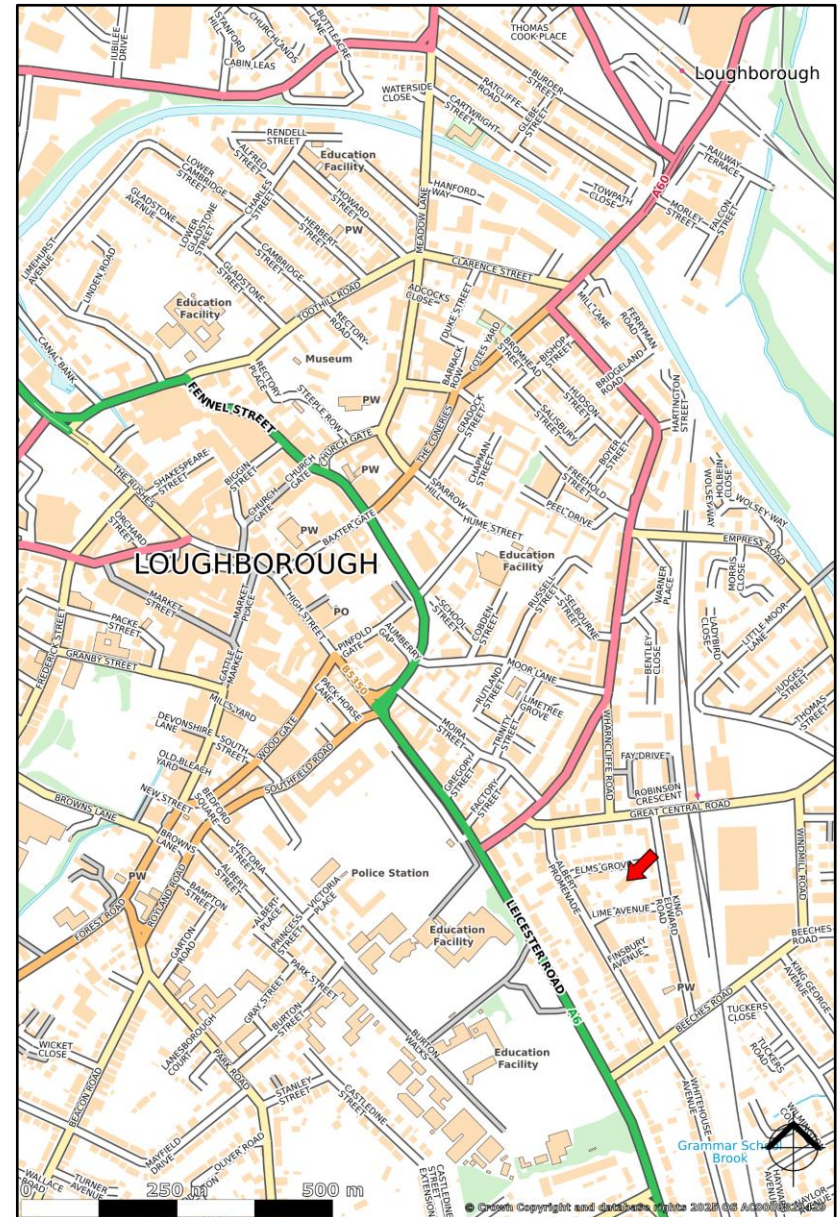
The property is located in a residential area on the edge of Loughborough, a former manor house which has been converted into offices and extended.

The access to the property is from Elms Grove.

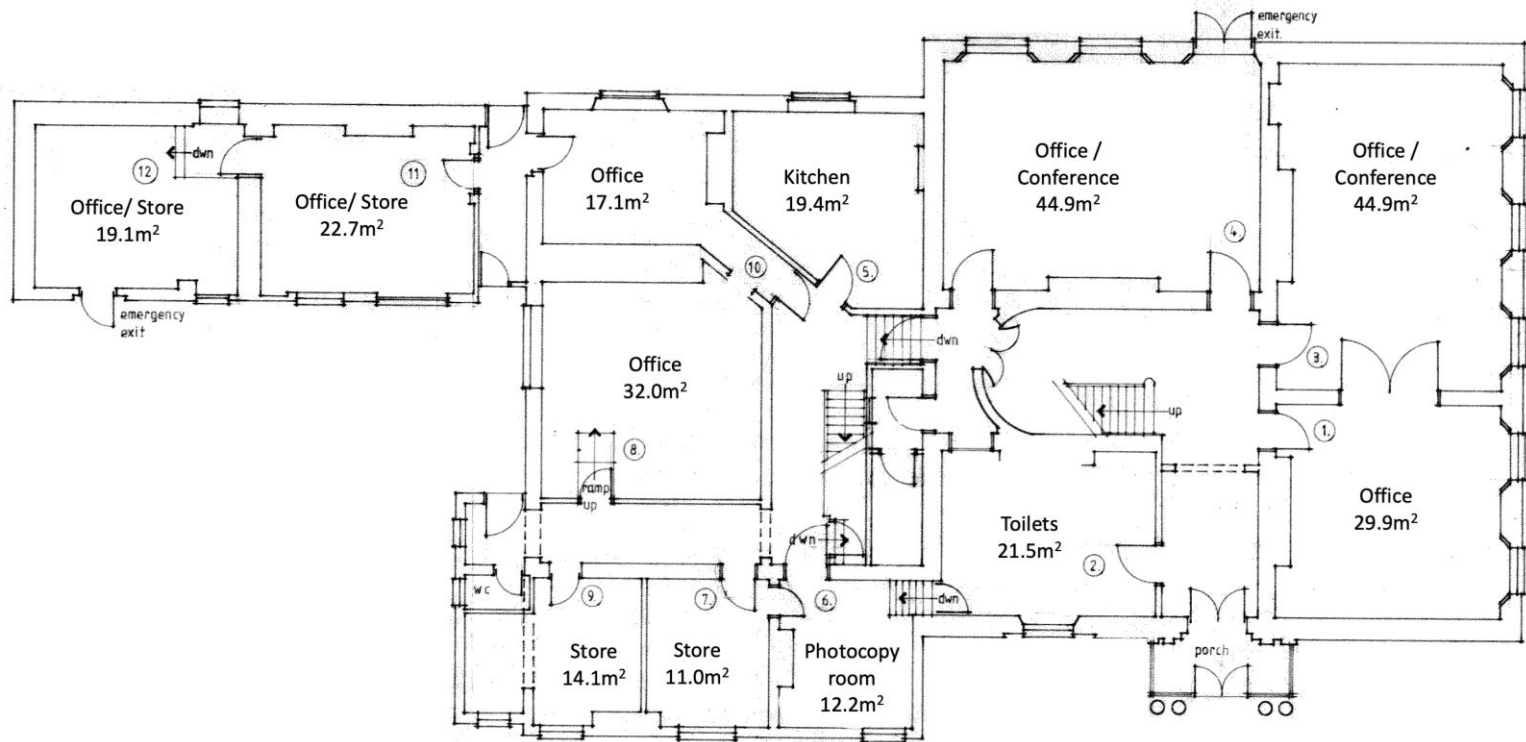
The property is relatively close to the A6 which provides good access to the town centre together with access to Nottingham to the north and Leicester to the south. In the surrounding area there are a large number of residential properties and some small shops which serve the local community.

There is also a day nursery, industrial and office properties in close proximity as well as The Great Central Railway which is a steam railway museum and the Loughborough Endowed Schools.

The property is situated approximately 0.65km south-east of Loughborough town centre.

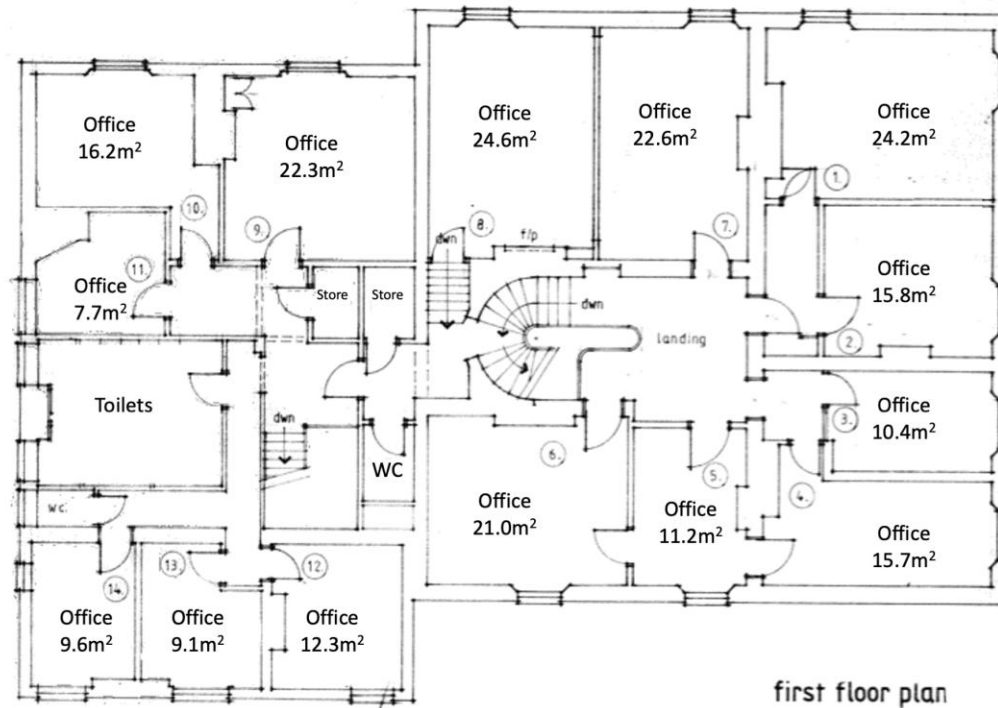


The Elms, Elms Grove, Loughborough, Leics, LE11 1RG



ground floor plan

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CONTACT:

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

Matt Egglenton BSc (Hons)
matt.egglenton@matherjamie.co.uk
07751 752280



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: 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