

**MATHER  
JAMIE**

01509 233433

**Unit 3 Station Terrace  
Station Road  
Kegworth  
DE74 2GE**

**TO LET**  
**£10,500 pax**



**Industrial Unit**

**96.72 sq m (1,040 sq ft)**

# 3 Station Terrace, Station Road, Kegworth, Leics, DE74 2GE

## DESCRIPTION

The subject property is a mid-terrace light industrial warehouse unit of steel frame construction with brick and blockwork walls with profile sheet elevations beneath a pitched profile sheet roof, with solid concrete floor and steel roller shutter loading access door.

## ACCOMMODATION

Total GIA	96.72 sq m	(1,040 sq ft)
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## TENURE

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

## RENT

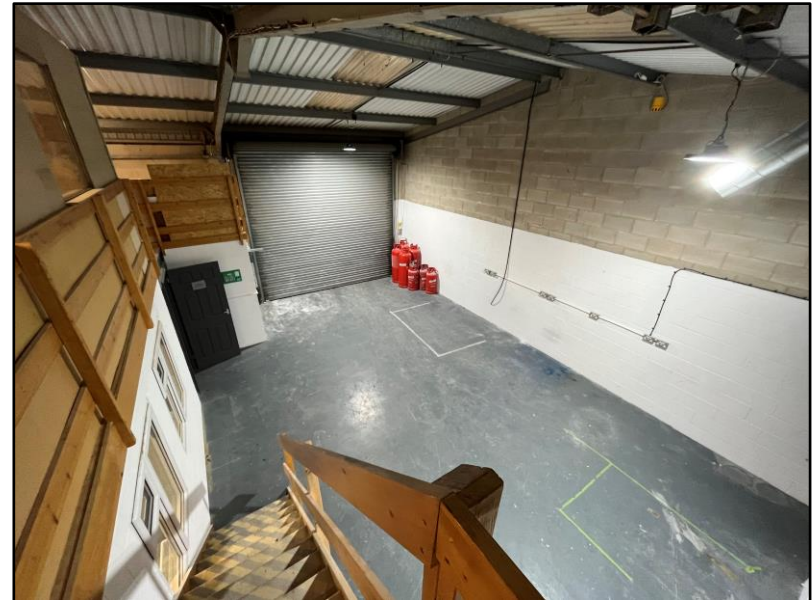
**£10,500 (ten thousand five hundred pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.

## BUSINESS RATES

Local Authority: Rushcliffe  
Period: 2023/2024  
Rateable Value: £7,700





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## 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 22 May 2028.

## PLANNING

We understand the premises have authorised planning consent under Classes 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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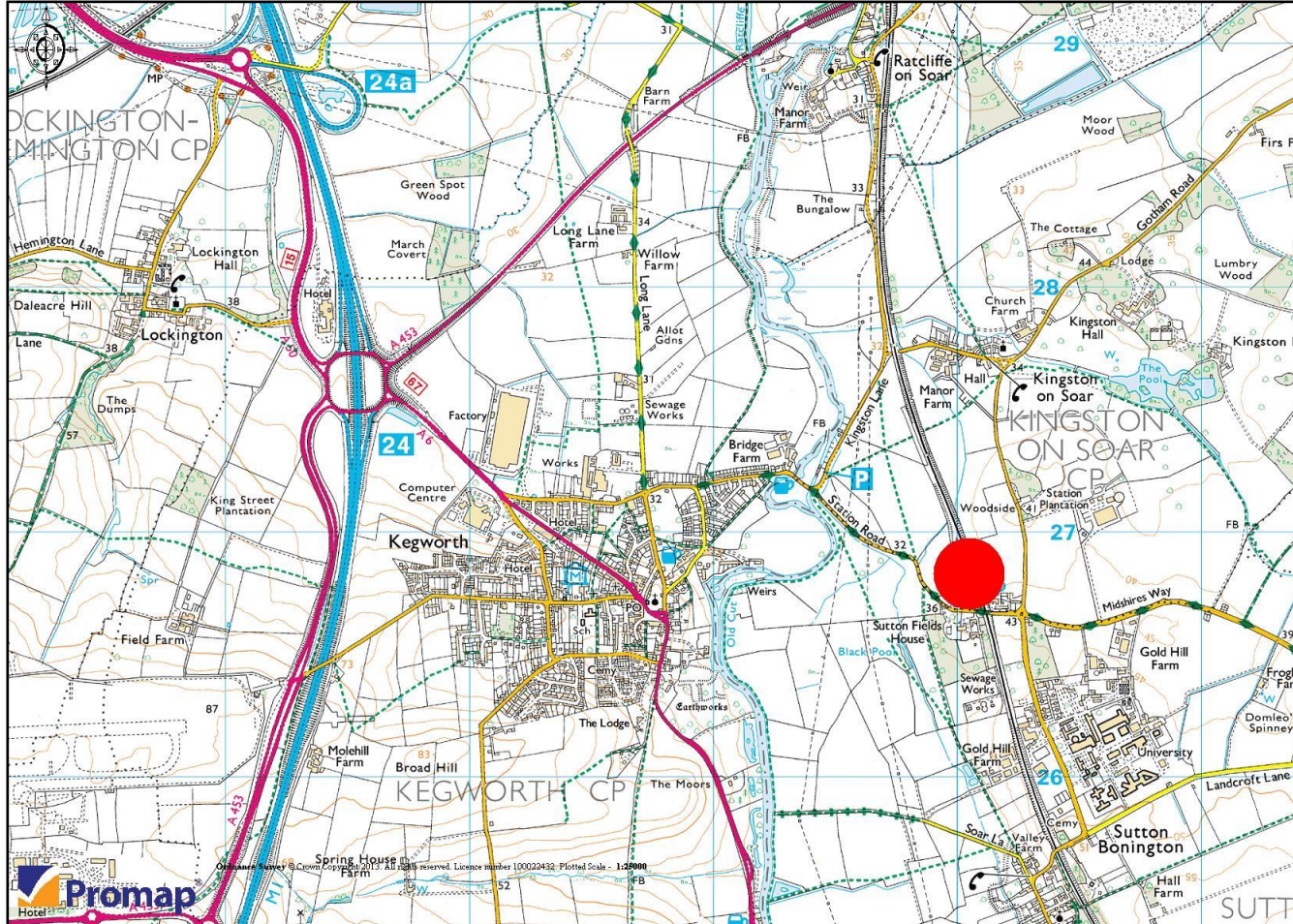
## LOCATION

Station Terrace lies off Station Road approximately 1 mile from the centre of Kegworth with easy access to Junction 24 of the M1 motorway and A50 Stoke/Derby road. The property has an excellent location to serve Nottingham, Loughborough, Derby and Leicester.



**what3words:**

///print.denim.driveway



**CONTACT:**

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**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