

**MATHER  
JAMIE**

01509 233433

**Unit 3 Viking Court  
Shepshed Road  
Hathern  
LE12 5LZ**

**TO LET**  
**£25,000 pax**



**Warehouse & Offices**

**481.26 sq m (5,178 sq ft)**

# Unit 3 Viking Court, Shepshed Road, Hathern, Leics, LE12 5LZ

## DESCRIPTION

North light warehouse within an established estate with offices / meeting rooms, loading and personnel entrance, 3-phase power, gas central heating, motion sensor lighting, plus male and female WCs.

## ACCOMMODATION

Main Warehouse	436.30 sq m	(4,694 sq ft)
Garage / Stores	44.96 sq m	(484 sq ft)
<b>Total GIA</b>	<b>481.26 sq m</b>	<b>(5,178 sq ft)</b>

## TENURE

The property is available by way of a new lease on terms to be agreed, on a full repairing and insuring basis.

## RENT

**£25,000 (twenty five thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.





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## SERVICE CHARGE

There is a service charge applicable for the estate, which is based on the unit's square footage. Further details can be provided on request.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2023/2024  
Rateable Value: £16,000

## 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 89 within Band D. The EPC is valid until 12 February 2028.

## 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.



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## LOCATION

The subject property occupies a position just off the A6 located at the traffic lights in the centre of Hathern. The unit is located approximately 1.5 miles from Loughborough and 3 miles south of Junction 24 of the M1 Motorway.

 **what3words:**  
///ratio.affords.holiday



## CONTACT:

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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