

**MATHER
JAMIE**

01509 233433

**Unit 4 Falcon Business Park
Meadow Lane
Loughborough
LE11 1HL**

**TO LET
£13,000 pax**



Industrial Unit

**101.56 sq m (1,093 sq ft)
plus substantial mezzanine**

Unit 4 Falcon Business Park, Meadow Lane, Loughborough, Leics, LE11 1HL

DESCRIPTION

A corner terrace industrial premises with ground floor workshop, storage, office space and welfare facilities.

The property is of steel portal frame construction with a timber truss north light profile clad roof and solid concrete flooring benefiting from a full floor mezzanine providing additional storage space, forklift truck access and 3-phase power supply.

Externally there are 2 allocated car parking spaces. The estate benefits from 24 hour security.

NB: The Landlord will be installing a security shutter and an intruder alarm, subject to securing a 3 year lease.

ACCOMMODATION

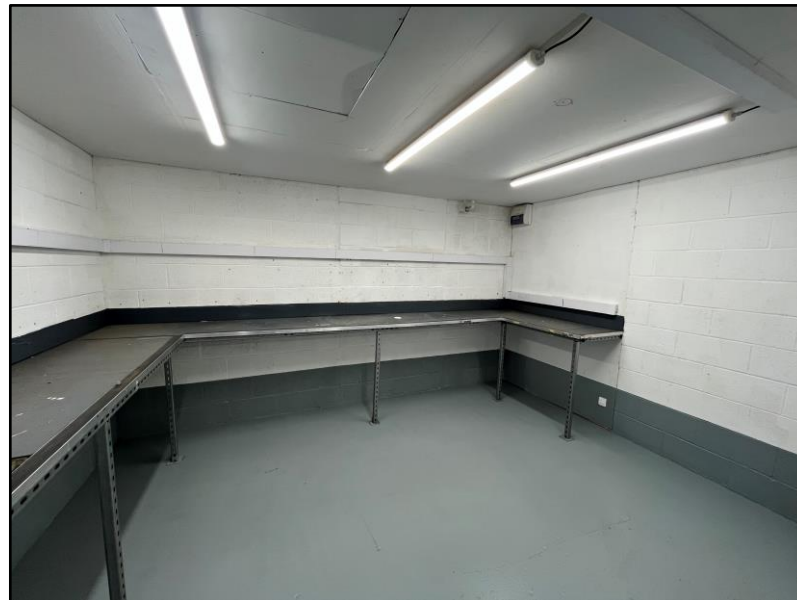
Ground Floor	101.56 sq m	(1,093 sq ft)
Mezzanine	112.64 sq m	(1,212 sq ft)
Total	214.20 sq m	(2,305 sq ft)

RENT

£13,000 (thirteen thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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TENURE

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

BUSINESS RATES

Local Authority: Charnwood

Period: 2023/2024

Rateable Value: £10,500

NB: Small businesses should benefit from rates relief, however this should be verified with the Local Authority.

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 71 within Band C. The EPC is valid until 27 July 2024.

PLANNING

We understand the premises have authorised planning consent under Class B2 / 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.

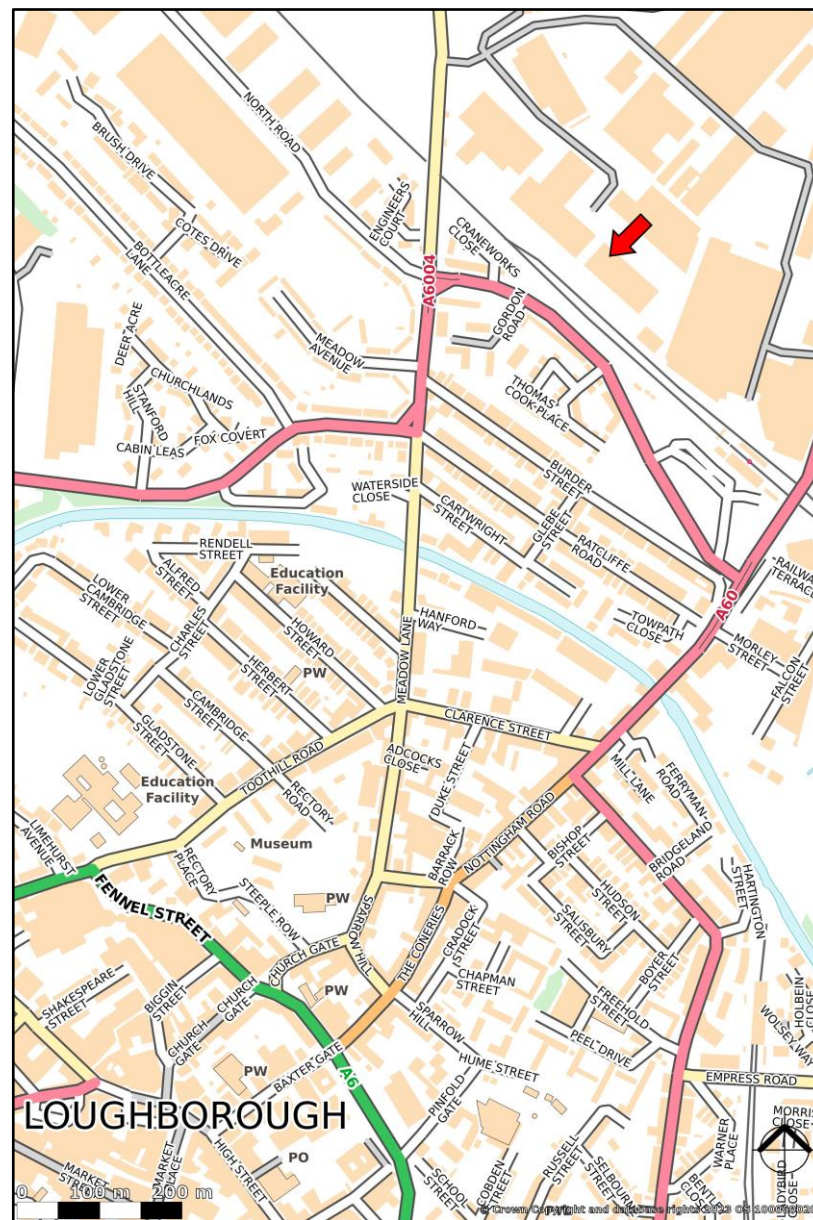


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LOCATION

The subject property is located on Falcon Business Park, a purpose developed industrial development created in 2002, which provides a range of industrial units. The property benefits from good access to Meadow Lane and affords easy access to Nottingham and Loughborough.

 **what3words:**
///drape.topic.shelf



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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