



**Substantial Warehouse**

**1,855 sq m (19,976 sq ft)**

# Empress Road, Loughborough, Leics, LE11 1RH

## LOCATION

The subject property fronts Empress Road within central Loughborough. Empress Road links to the A60 Queens Road which provides direct access to the A6 Leicester Road.

The property's location is shown on the board within these particulars.

## DESCRIPTION

A substantial warehouse facility with internal clearance to the underside of steel truss approximately 6.5 metres with central pillar support providing warehouse facility with two WCs, office and powered roller shutter loading door.

## ACCOMMODATION

Warehouse	1,855.86 sq m	19,976 sq ft
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## TENURE

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

## RENT

**£60,000 (sixty thousand pounds)** per annum exclusive.

## BUSINESS RATES

Local Authority: Charnwood Borough Council  
Period: 2019/2020  
Rateable Value: TBC

## LEGAL COSTS

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

## VAT

The position regarding VAT is to be confirmed.

## EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## PLANNING

We understand the premises have authorised use under Class B1 (Light Industrial) and Class B8 (Warehouse) of the Town & Country Planning (Use Classes) Order 1987.

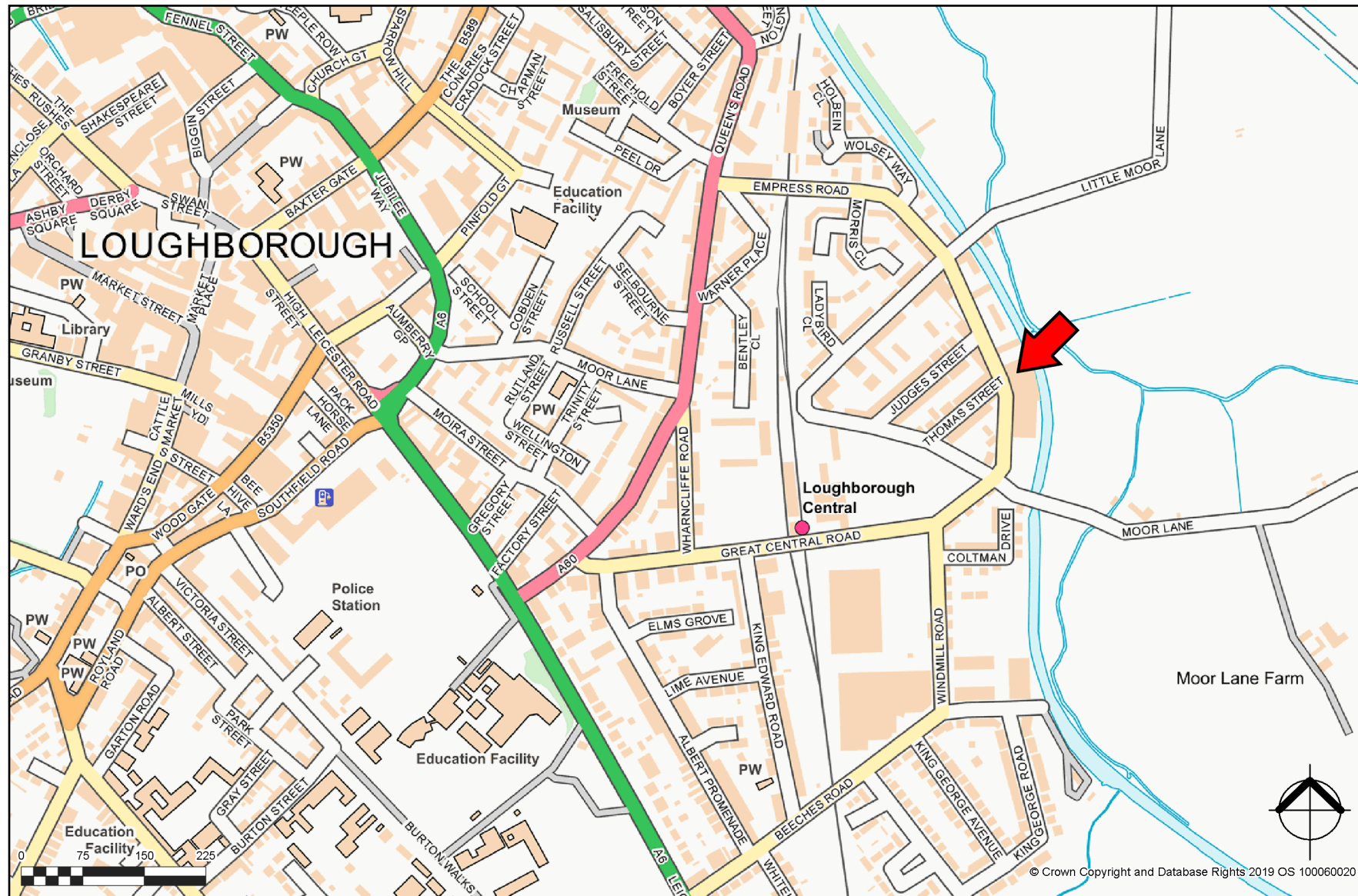


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## IMPORTANT INFORMATION

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:

1. 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
2. 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
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. 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
5. 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