



**Bishop Meadow Road/Weldon Road
Loughborough
Leics
LE11 5TH**

01509 233433

**FOR SALE
TO LET**



Substantial factory & warehouse premises

Site Area approx 5 acres

Bishop Meadow Road/Weldon Road, Loughborough, Leics, LE11 5TH

LOCATION

The subject property fronts both Weldon Road and Bakewell Road on the Bishop Meadow Industrial Estate. The estate is a well-established mixed industrial commercial location to the north of Loughborough town centre with good road links via the A6 Loughborough/Derby trunk road and the A512 to Junctions 24 and 23 of the M1 motorway both approximately 5 miles distant.

Other major occupiers in the location include 3M, Fisher Scientific, Jayplas and the former Astra Zeneca research development site now known as Charnwood Campus which now includes the Almac Group.

DESCRIPTION

Substantial manufacturing and warehouse facility with quality three-storey offices providing an industrial/warehouse complex suitable for a wide variety of occupiers.

The property provides quality three-storey modern office accommodation manufacturing facility and loading yard from Bishop Meadow Road and two large warehouses to the rear elevation with access from Weldon Road.

Warehouse 1 is a substantial single-storey warehouse with internal clearance to eaves of approximately 6.96 meters.

Warehouse 2 is a purpose built two-storey warehouse facility with internal clearance to underside of haunch at ground floor of 6.44 meters, 2 x 2,000 kg lifts providing loading access to first floor warehouse which has internal clearance of 4.62 meters.

Externally the buildings stand on a substantial site area of approximately 5 acres providing a good level on-site parking, ancillary areas and loading facilities.

TENURE

The property is available on a new lease for a term to be agreed or freehold with vacant possession.

ACCOMMODATION

Ground Floor		
Offices	285.69 m ²	(3,075 ft ²)
Store	129.38 m ²	(1,393 ft ²)
Factory	3,000.25 m ²	(32,295 ft ²)
Warehouse Area 1	2,484.18 m ²	(26,740 ft ²)
Warehouse Area 2	2,332.97 m ²	(25,112 ft ²)

Total **8,232.47 m²** **(88,614 ft²)**

First Floor		
Office	317.09 m ²	(3,413 ft ²)
Workshop 2	2,337.74 m ²	(25,163 ft ²)
Factory Workshop	398.58 m ²	(4,290 ft ²)
Factory Office Space	59.04 m ²	(636 ft ²)
Factory Office	16.44 m ²	(177 ft ²)
Factory Workspace	135.66 m ²	(1,460 ft ²)
Rear Warehouse 1		
Offices	396.6 m ²	(4,269 ft ²)
Rear Warehouse 1		
Office & Canteen	233.92 m ²	(2,518 ft ²)
Rear Warehouse 2		
Office/Workshop (mezz)	667.22 m ²	(7,182 ft ²)
Warehouse 2 Store		
Mezzanine 1	149.96 m ²	(1,614 ft ²)
Mezzanine 2	141.19 m ²	(1,520 ft ²)

Total **4,853.44 m²** **(52,242 ft²)**

Second Floor		
Office	282.31 m ²	(3,039 ft ²)
Mezzanine Store	261.57 m ²	(2,816 ft ²)
Store Office Space	96.12 m ²	(1,035 ft ²)

Total **640.0 m²** **(6,889 ft²)**

Total Gross Internal Area including mezzanines **13,725.91 m²** **(147,746 ft²)**

Site Area **Approximately 5 acres**

PRICE

£8,250,000 (eight million two hundred and fifty thousand pounds).

RENT

£525,000 (five hundred and twenty five thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2019/2020
Rateable Value: £345,000

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

The property has an Energy Performance Asset Rating of 70 within Band C.

PLANNING

We understand the property has authorised planning consent under Class B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties should satisfy themselves that their intended use will satisfy current planning regulations by contacting Charnwood Borough Council.

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).

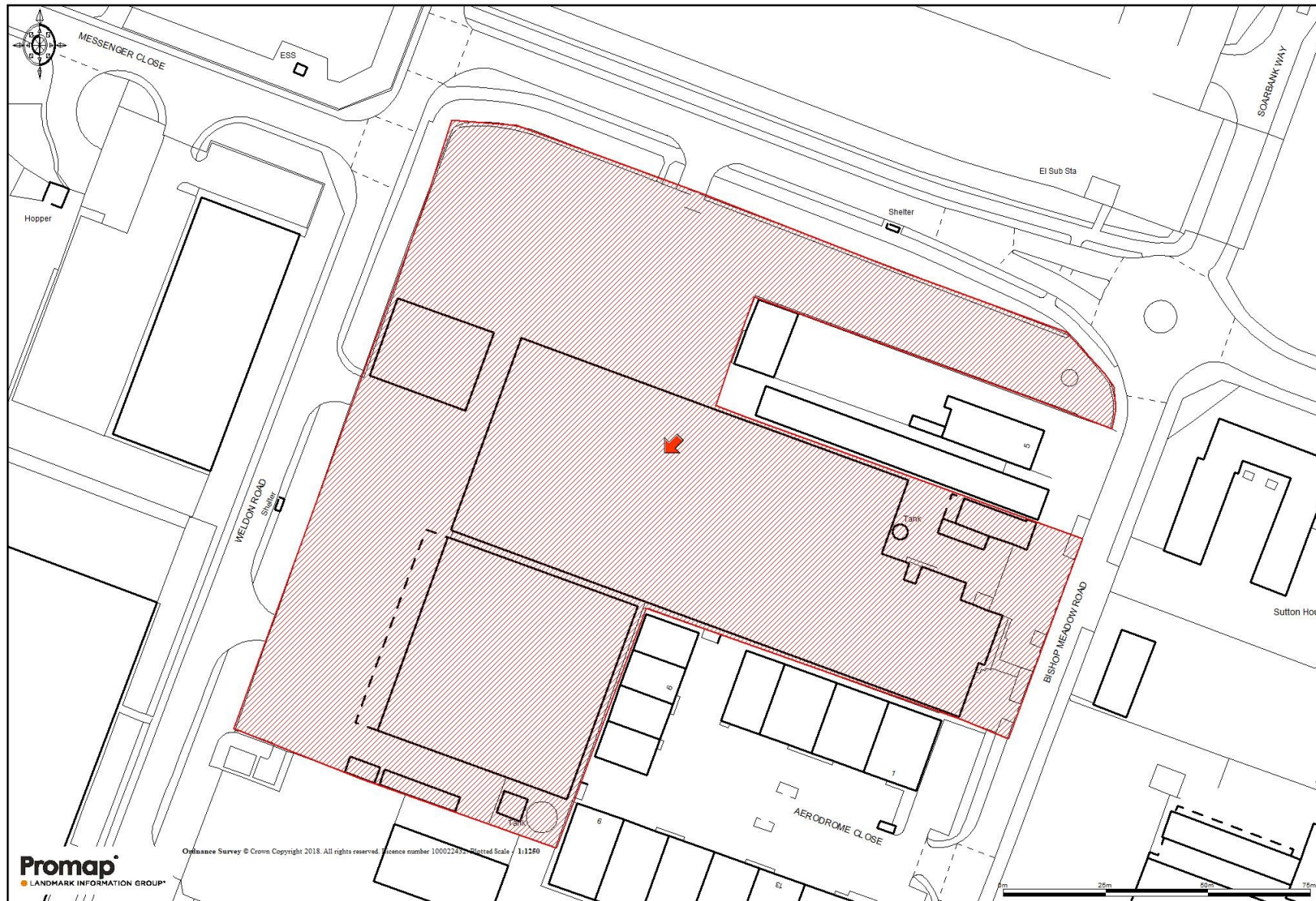
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IMPORTANT INFORMATION

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