



**The Machine Shop
Falcon Works
Meadow Lane
Loughborough**

01509 233433

TO LET
£390,000 pax



Industrial / Factory Unit

7,701.51 sq m (82,889 sq ft)

The Machine Shop, Falcon Works, Meadow Lane, Loughborough, Leics, LE11 1EX

LOCATION

The property forms part of the former Brush Electrical Falcon Works part of which is now, due to a reconfiguration of occupation on site, available to let.

Falcon Works is an established industrial complex to the north-east of Loughborough town centre between the A60 Nottingham Road and A6004 Meadow Lane, both providing links north towards Nottingham. The site is also well-located for the main Loughborough districts together with road links to both Junctions 23 and 24 of the M1 motorway which are approximately 4 miles and 7 miles from the site.

The property's location within the business park is shown on the plan within these particulars.

DESCRIPTION

The subject property is a twin-bay light steel truss factory premises with powered loading to the front and rear elevations with internal clearance to eaves of 12 metres including internal crange of 1 x 50 tonne crane, 2 x 25 tonne cranes and 1 x 5 tonne crane.

The property benefits from ancillary single-storey offices benefiting from suspended ceiling, inset lighting and heating.

ACCOMMODATION

Total 7,701.51 sq m (82,889 sq ft)

TENURE

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

RENT

£390,000 (three hundred and ninety thousand pounds) per annum exclusive.

SERVICE CHARGE

There is a site-wide service charge for maintenance of common areas, security and combined services.

The current estimate of the annual service charge rate is 70p per ft².

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2019/2020
Rateable Value: To be re-assessed

LEGAL COSTS

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

VAT

VAT will be charged on the rent.

EPC

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

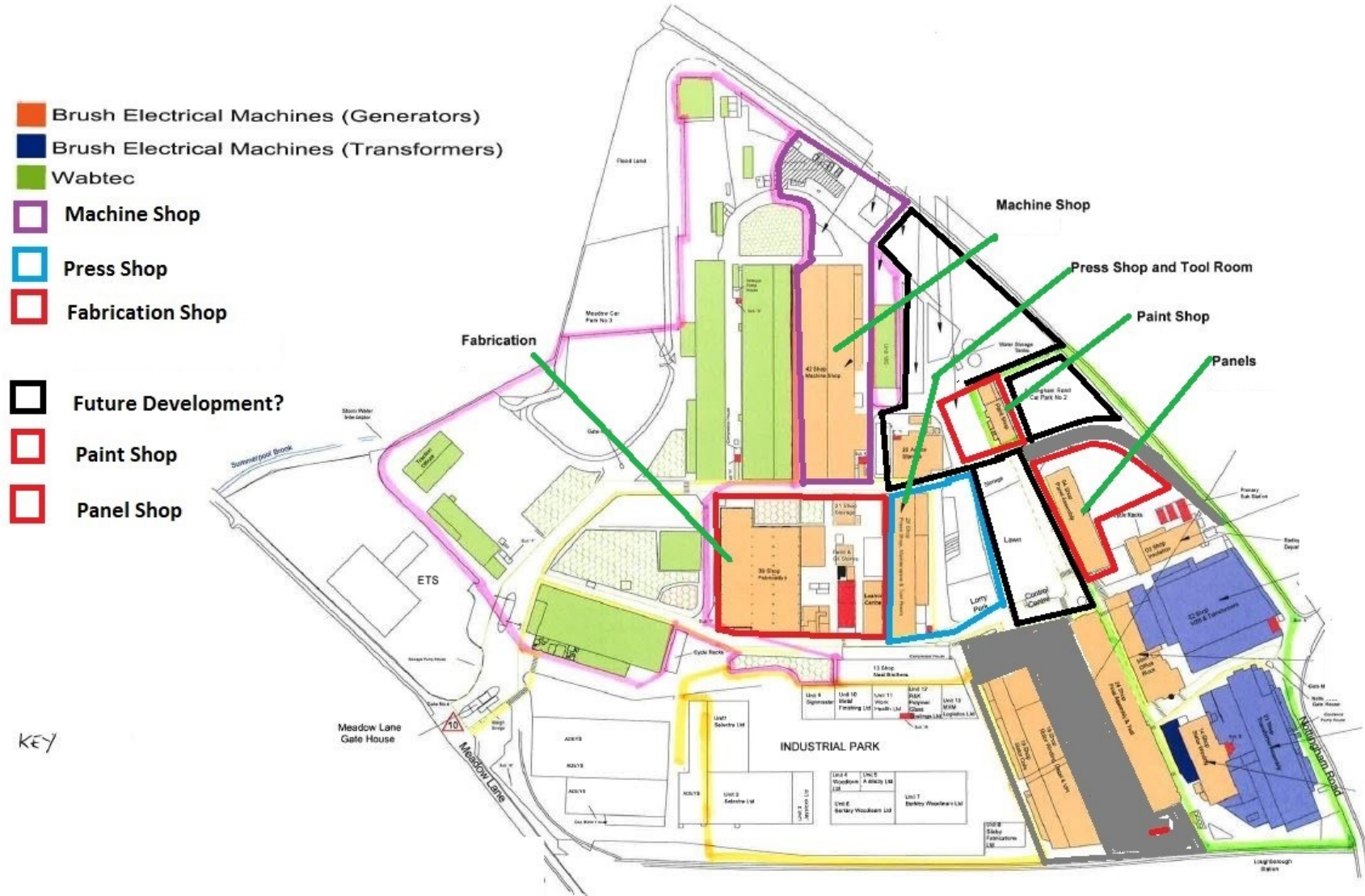
PLANNING

We understand the premises have authorised planning consent under Class B2 of the Town and Country Planning (Use Classes) Order 1987.

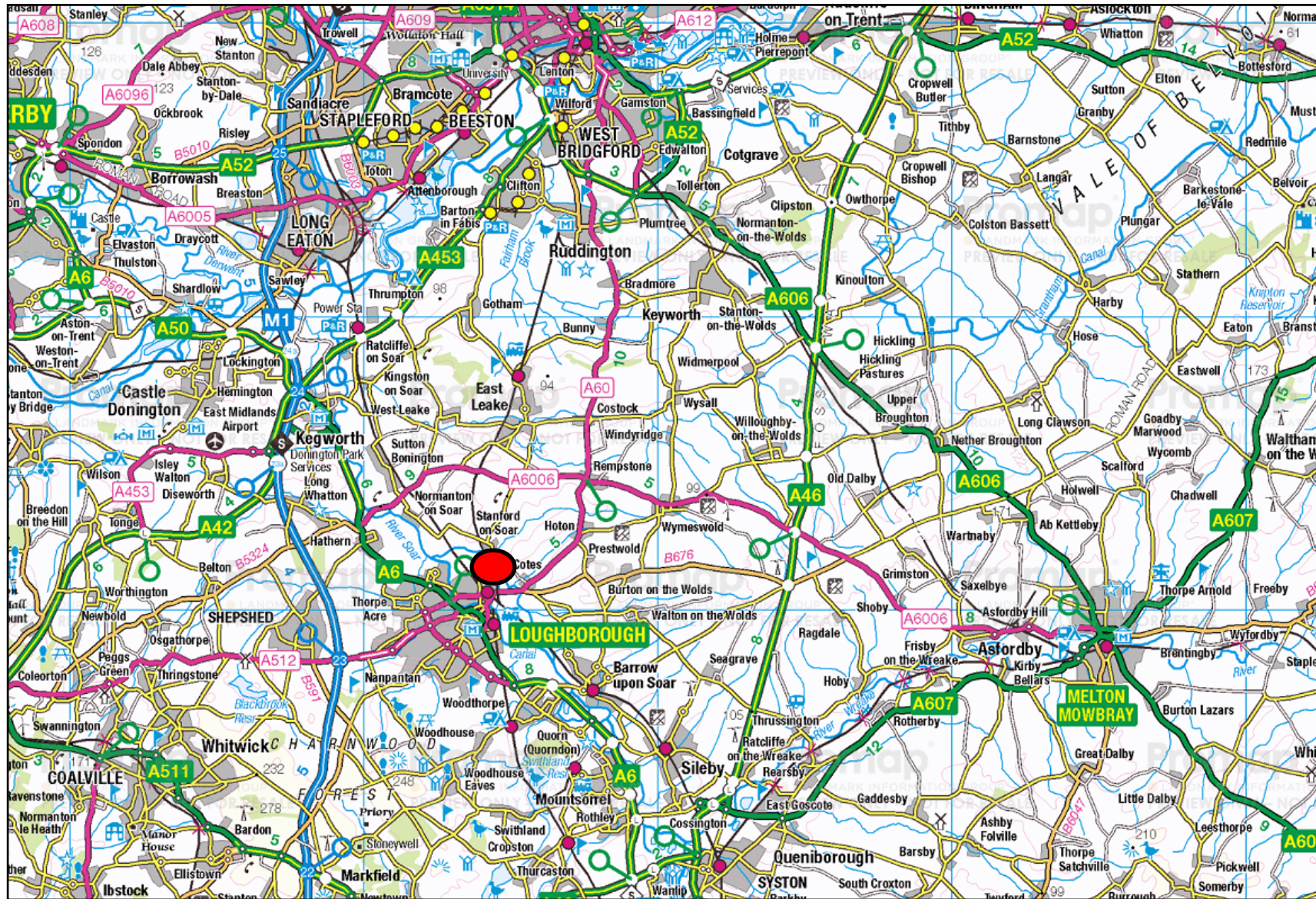
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IMPORTANT INFORMATION

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