

PRIME RETAIL PARK UNIT TO LET

NEW LEASE

Willowbrook Retail Park, Loughborough

Key Features

- 6,153 sq ft
- A1, Bulky Goods, with potential to widen.
- New Lease as a whole or potential to split.

Lease Terms

The premises are available immediately by way of a new full repairing and insuring lease for a term to be agreed.

Rent

The proposed rent for the whole is £98,500 per annum - £16.00 per sq. ft. Suitable incentives are available.

Rates

We are informed by the Land Rating Authority that the rates payable for the unit are £34,017 annum.

EPC

An EPC will be provided upon request.

For further information please contact the sole agent:

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Location

Loughborough is an affluent university town and is the second largest urban centre in Leicestershire. It is located approximately 11 miles north of Leicester, 16 miles south of Nottingham and 17 miles south east of Derby.

The subject property is located on Willowbrook Retail Park – the prime retail park within Loughborough. Willowbrook Retail Park is in a very prominent and accessible position fronting the A6 Derby Road approximately 1 mile to the north of the town centre.

The subject retail park offers an attractive retailing destination with other occupiers including The Range, Halfords, Bensons for Beds, B&M, Pets at Home, Dreams and Pizza Hut.

Description

The unit is a modern retail warehouse arranged over ground floor, with an eaves height suitable to accommodate the installation of a mezzanine, subject to the appropriate consents.

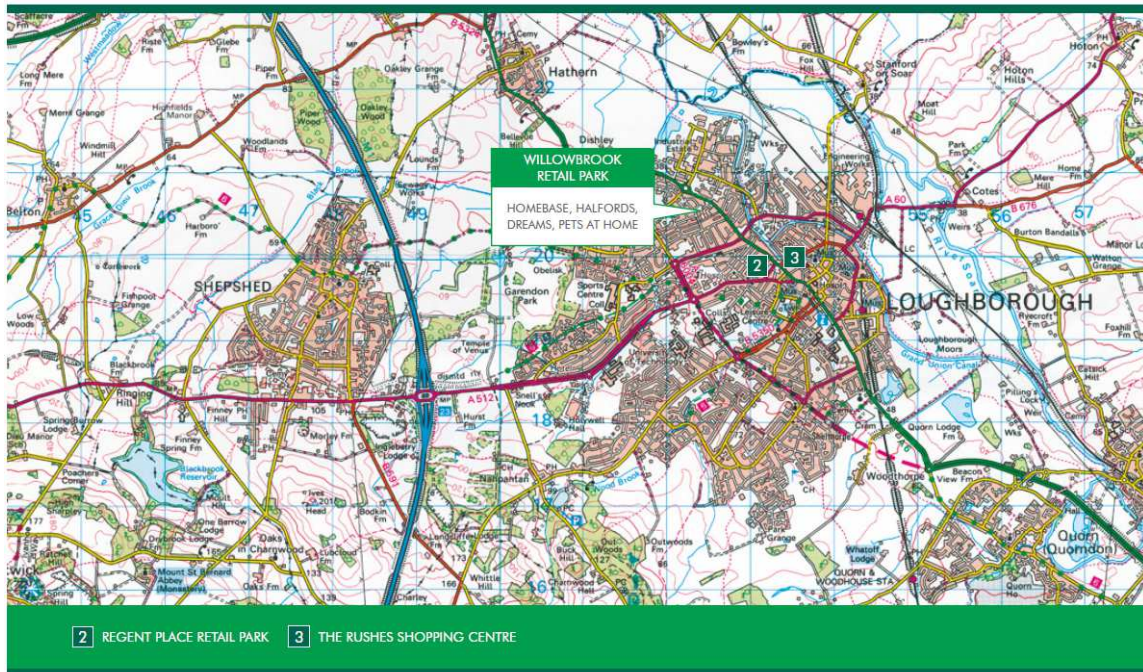
The unit has the following approximate dimensions and gross internal areas:

Approximate Gross Frontage	95.14 ft	29.00 m
Total Gross Internal Area	6,153 sq ft	571.63 sq m

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Not to scale.

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