



TO LET

Warehouse/Car Workshop Premises

447.2 m² (4,814 ft²)

**Empress Road
Loughborough
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 plan within these particulars.

DESCRIPTION

A substantial warehouse facility with internal clearance to the underside of steel truss of approximately 5 metres with central pillar support providing warehouse facility with two WC's, office, sliding shutter door to front elevation and roller shutter door to rear elevation. Previously used as an MOT garage.

MATHER JAMIE Chartered Surveyors

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their 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 and 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.

ACCOMMODATION

Ground Floor	421.84 m ²	(4,541 ft ²)
First Floor Office	25.36 m ²	(273 ft ²)

Total Gross Internal Area 447.2 m² (4,814 ft²)

TENURE

The property is available on a new lease on terms to be agreed. All leases will be contracted out of the Landlord & Tenant Act 1954 with an initial lease length of 2 years.

RENT

£20,000 (twenty thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2017/2018
Rateable Value: £11,750

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.

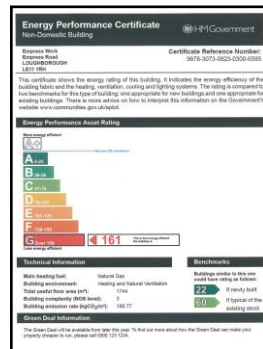
PLANNING

We understand the premises have authorised planning consent under Class B1/B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties should satisfy themselves with Charnwood Borough Council.

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**EPC Rating:
Band G (161)**

