

TO LET

UNITS B2 AND B3 ILLUMA PARK

Gelders Hall Road, Shepshed, Leicestershire, LE12 9NH



Key Highlights

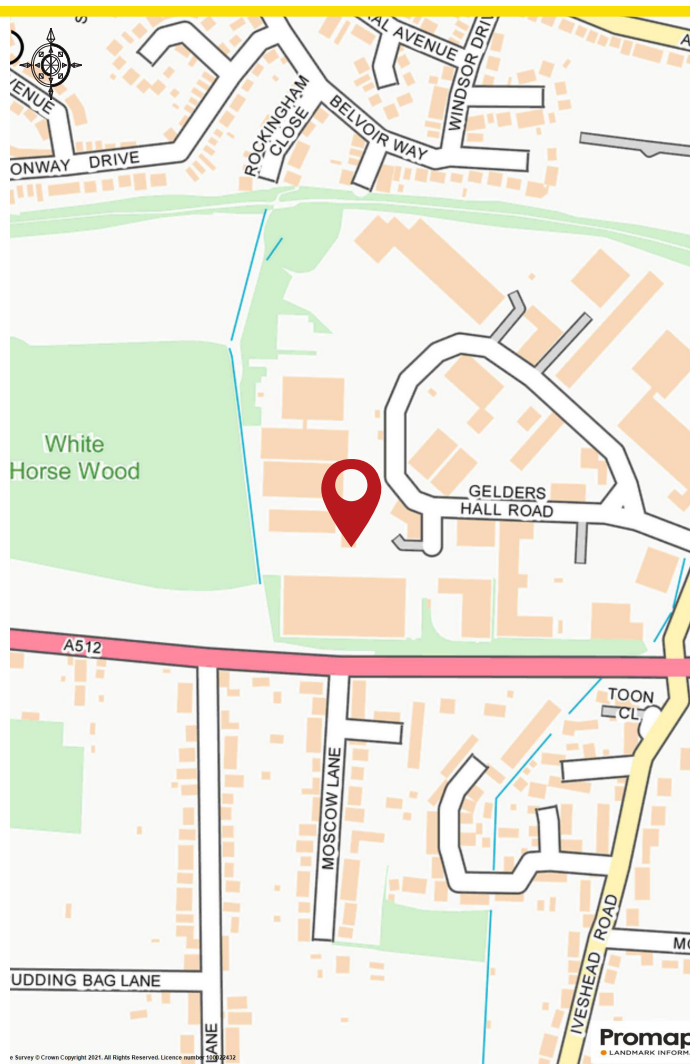
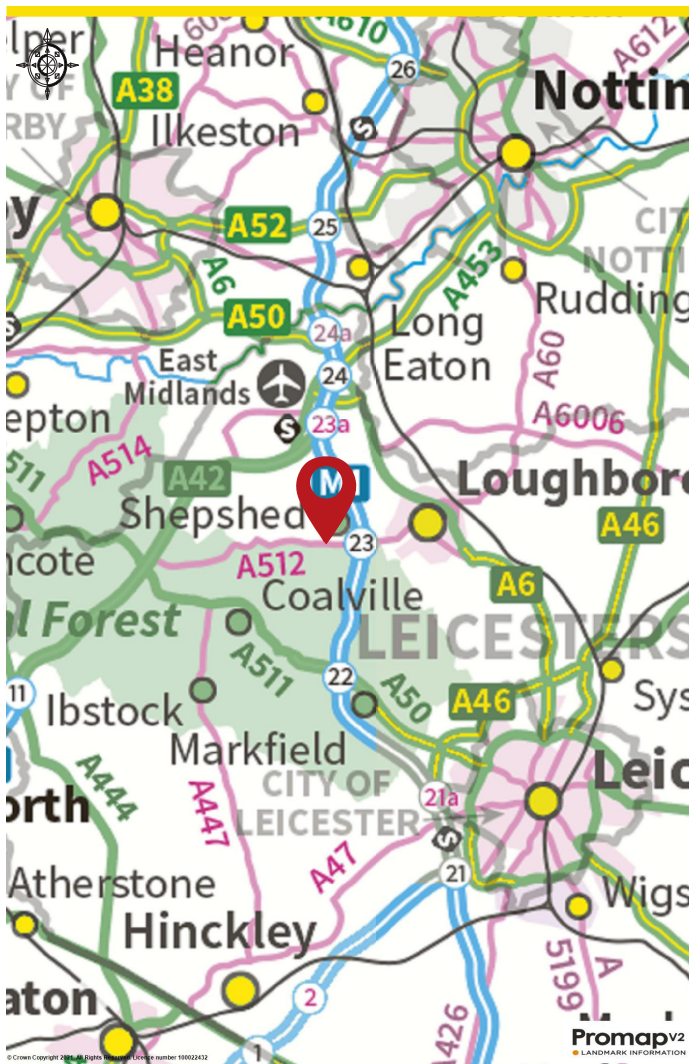
- Self-contained air-conditioned open plan offices with fully raised access floors
- Fully refurbished
- Available as a whole or on a floor by floor basis
- Easy access to M1/J23/M42, just 1.5m to M1
- On site car parking

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Enfield Chambers, 18 Low Pavement
NG1 7DG

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Location

ILLUMA PARK is located less than 1.5 miles from J23 of M1 Motorway and only 5 miles from Loughborough town centre. It is accessed directly off the A512 Ashby Road which links J23 of the M1 to J13 of A/M42 at Ashby de la Zouch.

The Property

The property comprises the ground and first floor of Unit B2 and ground floor of Unit B3 within a terrace of 3 two storey self-contained office buildings. Each building has been designed to ideally suit small to medium sized companies and is available as a whole or on a floor by floor basis.

The office space is fully air conditioned and open plan with full raised access floors benefitting from a 10MB fibre connection. This specification creates an attractive working environment.

Accommodation

The floor area set out below has been calculated on a net internal basis in accordance with the RICS Code of Measuring Practice 6th Edition:-

	FLOOR	SQ FT
Unit B2	Ground	1,227
Unit B2	First	1,223
Unit B3	Ground	1,238

Parking

Unit B2 Ground Floor - three car parking spaces
 Unit B2 First Floor - three car parking spaces
 Unit B3 - three car parking spaces

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Service Charge

A nominal service charge will be levied in respect of the upkeep and maintenance of landscaped and common areas.

Rates

Unit B2	Rateable Value 2017	£33,750
	Rates Payable 2020/2021	£16,841
Unit B3	Rateable Value 2017	£15,250
	Rates Payable 2020/2021	£7,609

Tenure

The accommodation is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

VAT is applicable to the rent charged at the prevailing rate.

Rent

£14.50 per sq ft exclusive

The rent is payable quarterly in advance by bankers Standing Order on the usual quarter days.

Legal Cost

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



Contact

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