

FOR SALE / TO LET

# 2 BISHOP MEADOW ROAD

Loughborough, LE11 5RE



## Key Highlights

- Outstanding prominent location on the corner of Bishop Meadow Road
- 10,667 sq ft including a spacious open plan layout and cellular office suites
- The site extends to an impressive 1.61 acres (0.65 hectares) providing parking provisions suitable for approximately 70 cars
- Excellent road communications with direct access to the A6



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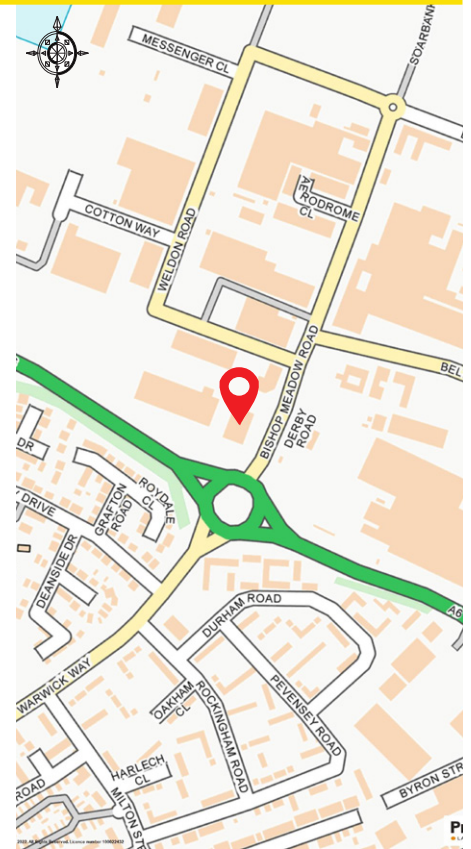
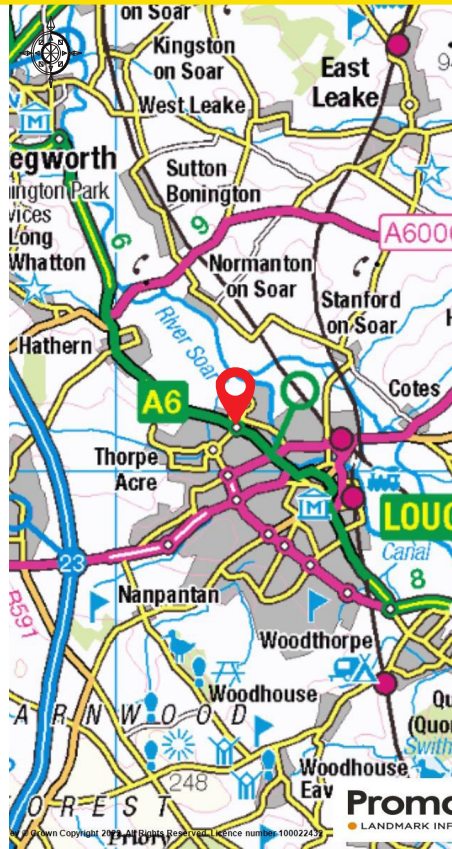
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## Location

The property is well located and benefit from being within approximately 1 mile (north-east) of Loughborough's town centre. The unit occupies a prominent position on the corner of Bishop Meadow Road, with direct access to the A6; the main road that runs throughout Loughborough, connecting other business districts south-east of the property.

The unit benefits from excellent connectivity; Loughborough's train station is located approximately 1 ½ miles east of the property and is within 3 miles of Junction 23 of the M1 motorway.

The property is situated in a predominately commercial area, the surrounding nearby occupiers include McDonalds, Go Outdoors, Carphone Warehouse, The Range, Halfords, Pets at Home and Kindeva.



## Description

The property comprises a self-contained former banking hall, with a large open plan layout, suitable for a variety of uses, subject to planning permission. The unit includes six cellular office suites, a boardroom and ancillary areas. In addition, staff welfare facilities include, a kitchen and male and female toilets.

The site extends to an impressive 1.61 acres (0.65 hectares), providing parking provisions for approximately 70 car spaces.

## Accommodation

The property has been measured on a gross internal area basis. All figures quoted are for guidance purposes only.

FLOOR	SQ FT	SQ M
Ground Floor	10,667	991



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## Terms

The unit is available on flexible lease terms at a rental of £85,000 per annum exclusive.

Alternatively, the property is available on a freehold basis with vacant possession, offers in excess of £2,000,000.

## EPC

120 E

## Ratings

We are advised that the property has been assessed as follows:

- Rateable Value (2023) - £74,000
- Rates payable (2023-2024) - £37,888

## VAT

VAT is not applicable.

## Legal Costs

Each party to be responsible for their own legal costs involved in this transaction.

## Viewing & Further information

Strictly by appointment only with the Sole Agent, Savills.

## Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.



## Contact

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