

FOR SALE OFFICES ALSO SUITABLE FOR USE AS STUDIO, LABORATORIES,
LIFE SCIENCE RELATED USES OR LIGHT WORKSHOPS

UNITS B1, B2 & B3 ILLUMA PARK

Gelders Hall Road, Shepshed, Leicestershire, LE12 9NH



Key Highlights

- Modern self-contained air-conditioned open plan offices with fully raised access floors
- Fully refurbished
- Easy access to M1/J23/M42, just 1.5m to M1
- Also suitable for use as studio, laboratories, life science related uses or light workshops (STPP)
- On site car parking

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

+44 (0) 115 934 8000

savills.co.uk

MATHER JAMIE
3 Bank Court, Weldon Road
Loughborough LE11 5RF

+44 (0) 1509 233 433



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 a terrace of three modern office buildings arranged over ground and first floor, with each building having been designed to ideally suit small to medium sized companies.

The office space is configured to provide fully air conditioned open plan accommodation with full raised access floors, benefiting from a 10MB fibre connection. This specification creates an attractive working environment. Each building benefits from dedicated car parking.

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 B1	Ground	1,289
Unit B1	First	1,390
Unit B2	Ground	1,227
Unit B2	First	1,223
Unit B3	Ground	1,204
Unit B3	First	1,390

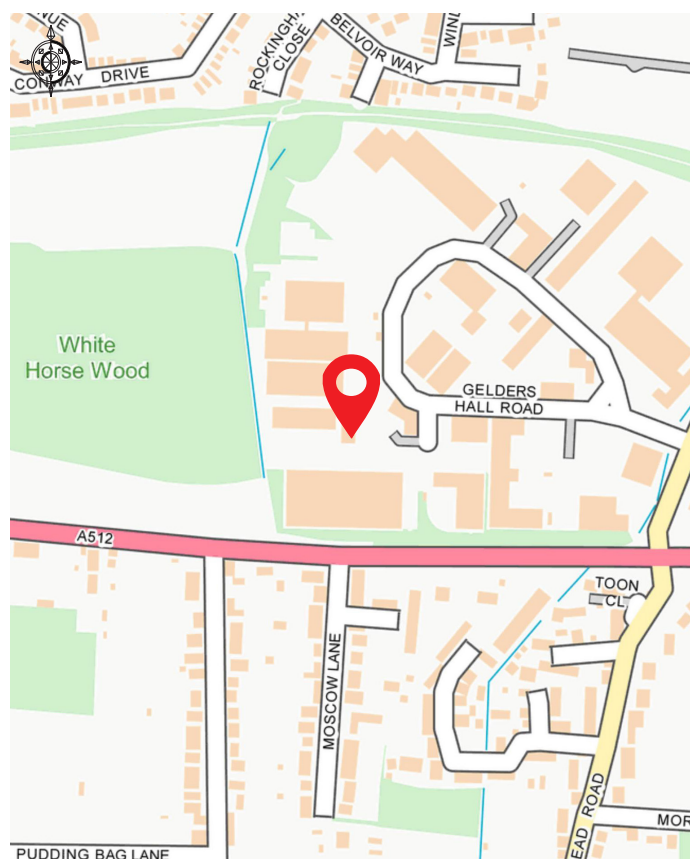
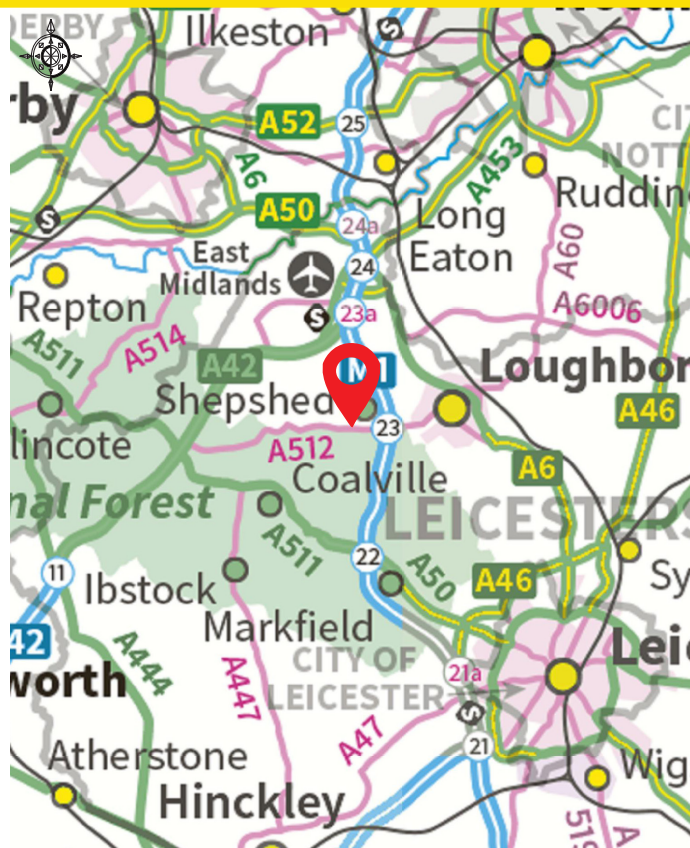
Parking

- Unit B1 - six car parking spaces
- Unit B2 - six car parking spaces
- Unit B3 - six car parking spaces

Occupational Tenancy

Unit B1 Ground Floor - let to The Fight Centre for a term expiring 20 March 2025 at a rental of £13,200 per annum.

Unit B1 First Floor - let to the Midlands Management Services Ltd for a terms expiring 17 October 2026 at a rental of £13,205 per annum.



SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

+44 (0) 115 934 8000

savills.co.uk

MATHER JAMIE
3 Bank Court, Weldon Road
Loughborough LE11 5RF

+44 (0) 1509 233 433



Service Charge

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

EPC

The buildings have the following EPC Ratings:

- Unit B1 - D80
- Unit B2 - D87
- Unit B3 - D78

Rates

Unit B1 Ground Floor

- Rateable Value 2023 £17,250
- Rates Payable 2024/2025 £8,607.75

Unit B1 First Floor

- Rateable Value 2023 £17,000
- Rates Payable 2024/2025 £8,483

Unit B2

- Rateable Value 2023 £33,250
- Rates Payable 2024/2025 £16,591.75

Unit B3 Ground Floor

- Rateable Value 2023 £16,250
- Rates Payable 2024/2025 £7,610

Unit B3 First Floor

- Rateable Value 2023 £15,500
- Rates Payable 2024/2025 £7,734.50

Tenure

Freehold.

VAT

VAT is applicable.

Price

- Unit B1 - £360,000 exclusive
- Unit B2 - £325,000, exclusive
- Unit B3 - £350,000, exclusive



Legal Cost

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

Money Laundering Regulations

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

Contact

Victor Ktori

+44 (0) 7870 999 467
vktori@savills.com

Charlie Lallo

+44 (0) 7751 752 280
charlie.lallo@matherjamie.co.uk

Luke Epps

+44 (0) 7811 073 302
luke.epps@savills.com



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | 20.03.2024