

11 Aerodrome Close

Loughborough LE11 5RJ

3,918 SqFt (363.98 SqM)

- Modern industrial unit
- 3 on-site parking spaces
- New lease
- 6.13 Eaves Height

TO LET

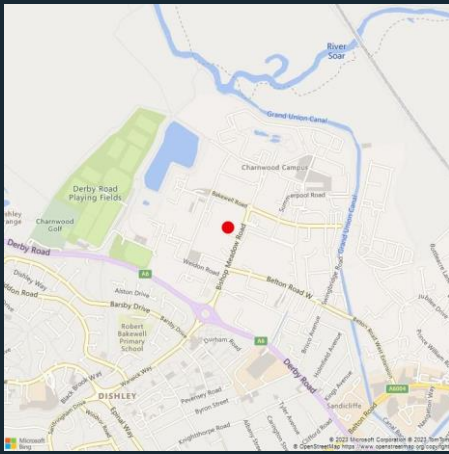


RICS

the mark of
property
professionalism
worldwide

barnsdales™

4 Sidings Court, Doncaster DN4 5NU



LOCATION

The subject property is situated on Aerodrome Close with access from Bishop Meadow Road.

Bishop Meadow Road Industrial area is one of the main industrial areas within Loughborough. It comprises a mix of modern and traditional industrial/warehouse units. The estate is located near the A6 with direct access to Junction 23 and 24 of the M1 Motorway, both approximately 5 miles from the property.

DESCRIPTION

****Property Available from June 2024****

The property comprises a mid-terraced, light industrial unit with a steel portal frame under a pitched roof with translucent light panels.

The unit provides high quality industrial accommodation with ground and first floor offices suitable for a variety of occupiers. The ground floor offices provide a reception, open plan office, meeting room and WC facilities. The first floor offices provide a large open plan office with kitchen facilities. The modern offices benefit from LED lighting, combined air-conditioning/ heating units, access control system and an intruder alarm system.

The warehouse is accessed via a up and over door with level access into the front of the unit. The warehouse has approximately 6.13m eaves height with good natural light and high bay LED lighting.

The property is subject to a communal service charge for the estate. The amount payable is £818.88 for the period 01/12/23 - 30/11/24.

The property has 3 demised car parking spaces.

RENTPRICE

£28,500 per annum



SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC) C 69

RATING

The adopted rateable value is £17,000

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

| | |
|--------------|--------------------------------|
| Total | 3,918 SqFt (363.98 SqM) |
|--------------|--------------------------------|

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Suzannah Allen
Barnsdales - Chartered Surveyors
Tel: 07977 493 965
suzannah@barnsdales.co.uk

Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.