



PROMINENT WAREHOUSE/TRADE COUNTER WITH OFFICES

24,309 sq. ft (2,589 sq. m) – MAY SPLIT

- Prominent building on an established trade and industrial park.
- 24,309 sq. ft building with service yard and loading doors at both gable ends.
- Can be acquired “as is” or refurbished and tailored to suit specific end user requirements.
- Could be split to provide two units of approximately 12,150 sq. ft.
- Suitable for continued use as warehouse & trade counter, or alternatively self-storage or builders’ merchants, subject to necessary consents.

For Sale/May Let – 24,309 sq. ft Warehouse/Trade Counter Facility

May Split into two units from 12,150 upwards.

Location

Swingbridge Industrial Estate forms part of the main Belton Road Industrial Estate to the north-east side of Loughborough town centre, with good connectivity via Belton Road West and Bishop Meadow onto Derby Road (A6) which links Leicester, Loughborough and Derby with access to the M1 via Junctions 23 and 24, both within approximately 5 miles of the subject property.

The subject property occupies a highly prominent position fronting Belton Road West at its junction with Swingbridge Road and Kernan Drive, benefitting from vehicle access from both of these roads.

Major nearby occupiers include Thermo Fisher Scientific, City Electrical Factors and Howdens Joinery.

Description

Detached unit with two-storey offices to the front elevation, benefiting from loading yards accessed from both Kernan Drive and Swingbridge Road.

The unit provides quality warehousing space with ancillary undercroft and internal clearance to eaves of approximately 5.5m.

The offices benefit from open plan and private offices at first floor, with suspended ceilings, inset lighting and gas heating with undercroft providing trade counter, ancillary staff space including WCs and 3x entrance points from the main front elevation. Externally there is staff car parking to the front elevation.

The property is available in its current condition or, alternatively, a refurbished unit (subject to final agreed specification) is available by negotiation.

NB: The property could potentially be split into two units, each approximately 12,150 sq. ft.

Accommodation

Unit 19	Sq ft	Sq m
Warehouse	8,885	825
GF Office & Trade Counter	1,636	152
FF Office	1,636	152
Total GIA	12,157	1,130
Unit 20		
Warehouse & undercroft	10,517	977
FF office	1,635	152
Total GIA	12,152	1,129
Unit 19 & 20 Total GIA	24,309	2,258

EPC

The property has an EPC rating of C58



Quoting rent/price

The site can be purchased or rented as seen or with buildings to be refurbished, split or reconfigured to a specification suited to individual occupier requirements.

Please speak to the agents for further information.

Business Rates

Business rates will be payable by the occupier. 2013 list RV is £76,000 (assessed as a single unit)

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Planning

We Understand the premises have authorized planning consent under B8 of the Town and Country Planning (use classes) Order 1987. The property has also had a trade counter use during its occupation, ancillary to the warehouse use.

Interested parties are advised to make their own enquiries of the local planning authority.

Tenure

The property is available either leasehold by way of a new occupational lease on terms to be agreed, or virtual freehold of 999 years.

AML

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s) / tenant(s).

Further Information/viewing

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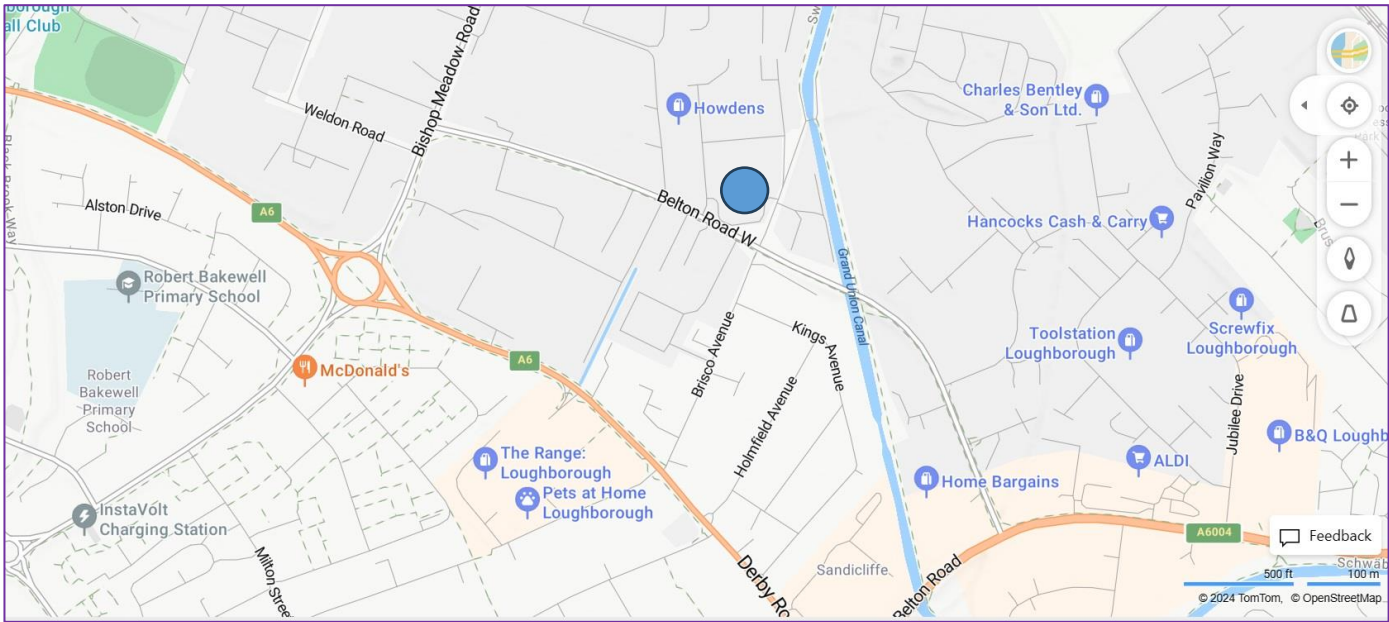
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