



24,309 Sq Ft (2,258.31 Sq M)

- 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.

24,309 Sq Ft (2,258.31 Sq M)

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

PROMINENT WAREHOUSE/TRADE COUNTER WITH OFFICES
24,309 sq. ft (2,589 sq. m) - MAY SPLIT

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.

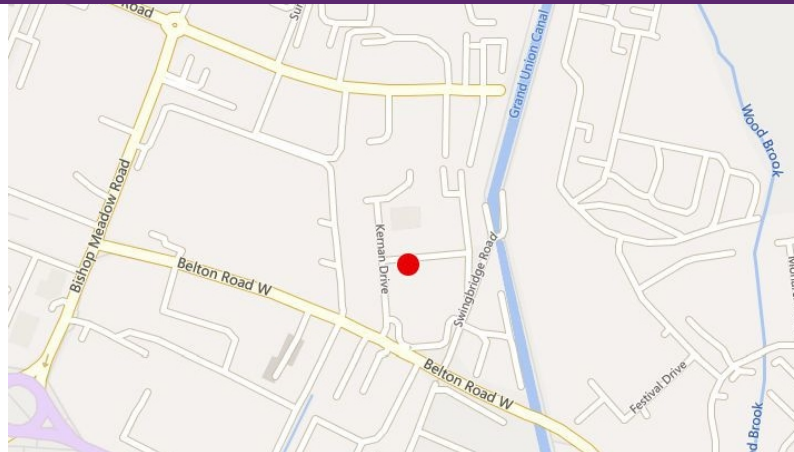
NB: The property could potentially be split into two units, each approximately 12,150 sq. ft.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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