

**MATHER
JAMIE**

01509 233433

20 Prince William Road
Loughborough
Leics
LE11 5GU

FOR SALE / TO LET
Price on Application/ £55,000 pax



**Detached Offices with
secure Car Park**

634.3 sq m (6,828 sq ft)

20 Prince William Road, Loughborough, Leics, LE11 5GU

DESCRIPTION

The property comprises a modern detached three-storey office premises with a secure car parking compound.

Fitted to a high specification, the property provides a mixture of open plan and cellular accommodation across all floors, with meeting rooms and a large reception area at ground floor.

The property benefits from:

- LED lighting throughout
- Air conditioning
- Gas central heating
- Passenger lift
- Perimeter trunking
- Shower facilities
- Intercom access
- Kitchen facilities & WCs on each floor
- Modern condition throughout
- Large secure parking compound with 35 marked bays

ACCOMMODATION

Ground Floor		
Reception, Meeting Rooms, Kitchen & WCs	210.6 sq m	(2,267 sq ft)
First Floor		
Offices, Kitchenette & WCs	225.7 sq m	(2,430 sq ft)
Second Floor		
Offices, Kitchenette & WCs	198 sq m	(2,131 sq ft)
Total	634.3 sq m	(6,828 sq ft)



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TENURE

The property is available by way of a new lease on full repairing terms for a period to be agreed or is available freehold with vacant possession.

RENT

£55,000 (fifty five thousand pounds) per annum exclusive.

PRICE

Price on Application.

VAT

VAT will not be charged on the rent / sale price.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £52,000

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 42 within Band B. The EPC is valid until 25 September 2033.



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LOCATION

The property is located on Prince William Road, a strategic position north of Loughborough town centre, equidistant to Leicester, Derby and Nottingham. Accessed off the A6 Derby Road, road links are good with access to Junction 23 of the M1 via the A512 Ashby Road within 4 miles.

The area is well serviced by bus routes and is also positioned less than 1 mile from Loughborough train station, which is serviced between Leicester, Nottingham and Derby.

 **what3words:**
///scuba.frames.proven

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

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

ANTI-MONEY LAUNDERING POLICY

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).



CONTACT:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations