

**MATHER
JAMIE**

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**Units 27-30 Kernan Drive
Loughborough
Leics
LE11 5JF**

**TO LET
£145,000 pax**



**Substantial Industrial Warehouse facility
potentially divisible**

2,044.51 sq m (22,007 sq ft)

Units 27-30 Kernan Drive, Loughborough, Leics, LE11 5JF

DESCRIPTION

The property provides a complete block of four terraced portal framed units with internal clearance to haunch of 4.89m, currently occupied as a single unit. There is potential to sub-divide into Units 27, 28, 29 and 30 respectively.

Unit 27

To the front of the unit is a concertina shutter loading door. Internally, there is a concrete floor throughout and suspended ceilings with high level and a gas fired heater.

Unit 28

To the front of the unit is a full-height roller shutter loading door and two-storey integral office of brick construction, which provide WCs at ground floor level and office on the first floor. The unit has a concrete floor, the first floor has suspended ceiling and recessed lighting.

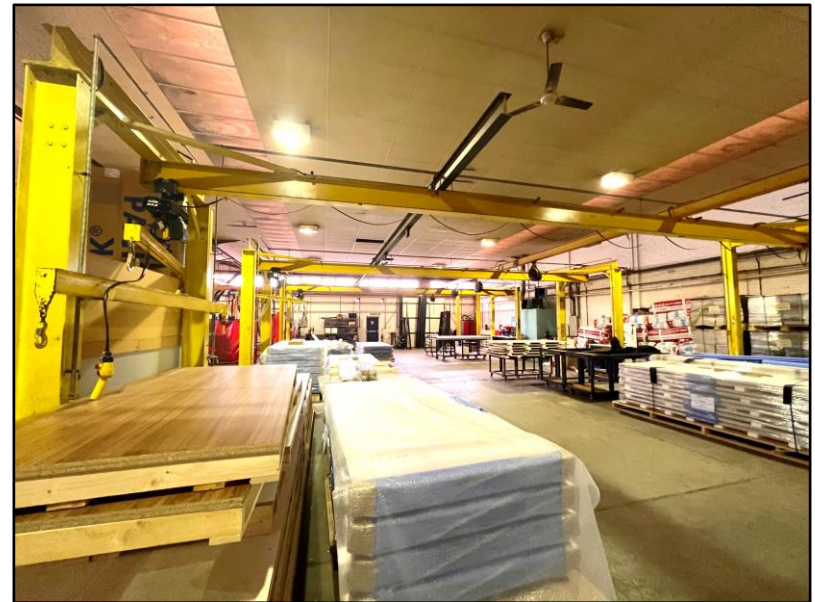
Unit 29 & 30

To the front of Unit 29 is a full-height roller shutter loading door and two-storey integral office of blockwork construction which is interconnecting with Unit 28 and provides a ground floor locker room, office space, kitchen area and meeting room on the first floor. The unit has a concrete floor, suspended ceilings and a gas fired heater. The first floor offices have central heating, suspended ceiling and recessed lighting.

To the front of Unit 30 is a full-height concertina shutter loading door and two-storey integral office/workshop of blockwork construction, which provide a ground floor workshop and canteen area with a partitioned office on the first floor. The unit has concrete flooring.

All units have 3-phase electricity and an eaves height to the underside of the haunch of some 5.01m. There is high level glazing to all external elevations.

Outside there is a tarmac surfaced car park for some 32 cars (8 in front of each unit) together with a concrete access from Kernan Drive linking with the loading access points.



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ACCOMMODATION

Unit 27 GIA	461.32 sq m	(4,966 sq ft)
Unit 28 Ground Floor	456.16 sq m	(4,910 sq ft)
Unit 28 First Floor	66.25 sq m	(713 sq ft)
Unit 28 Total GIA	522.41 sq m	(5,623 sq ft)
Units 29-30 Ground Floor	932.25 sq m	(10,035 sq ft)
Units 29-30 First Floor (in 2 parts)	128.53 sq m	(1,383 sq ft)
Units 29-30 Total GIA	1,060.78 sq m	(11,418 sq ft)
Total Ground Floor GIA	1,849.73 sq m	(19,910 sq ft)
Total First Floor GIA	1,194.78 sq m	(2,097 sq ft)
Total GIA	2,044.51 sq m	(22,007 sq ft)

RENT

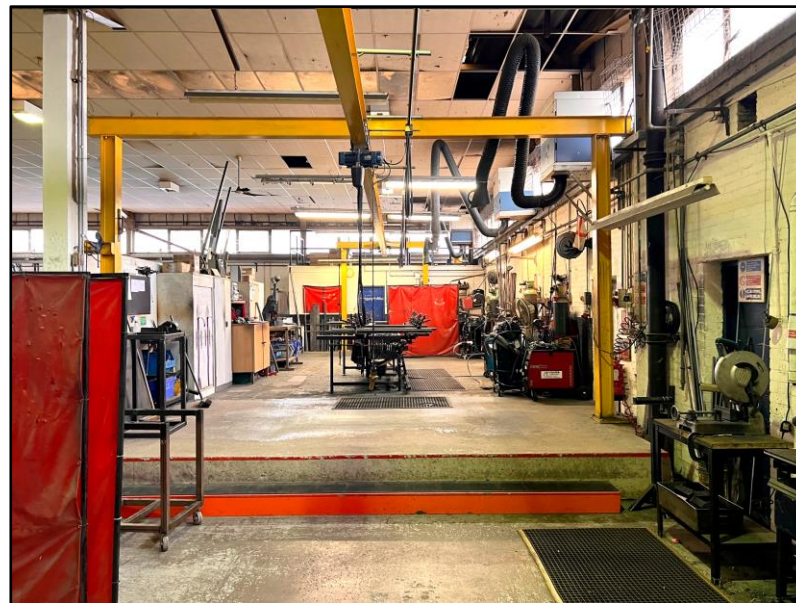
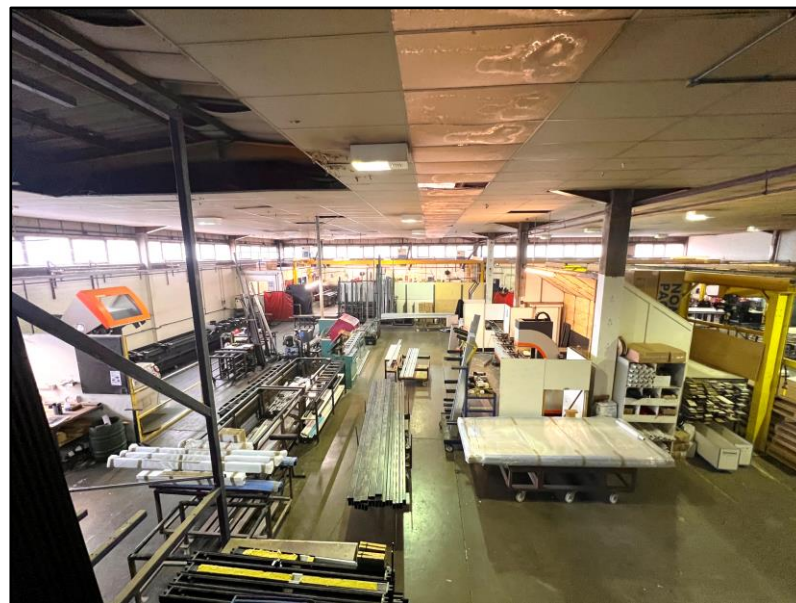
£145,000 (one hundred and forty five thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

TENURE

The property is available by way of a new lease on terms to be agreed.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £66,500

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 96 within Band D. The EPC is valid until 10 January 2027.

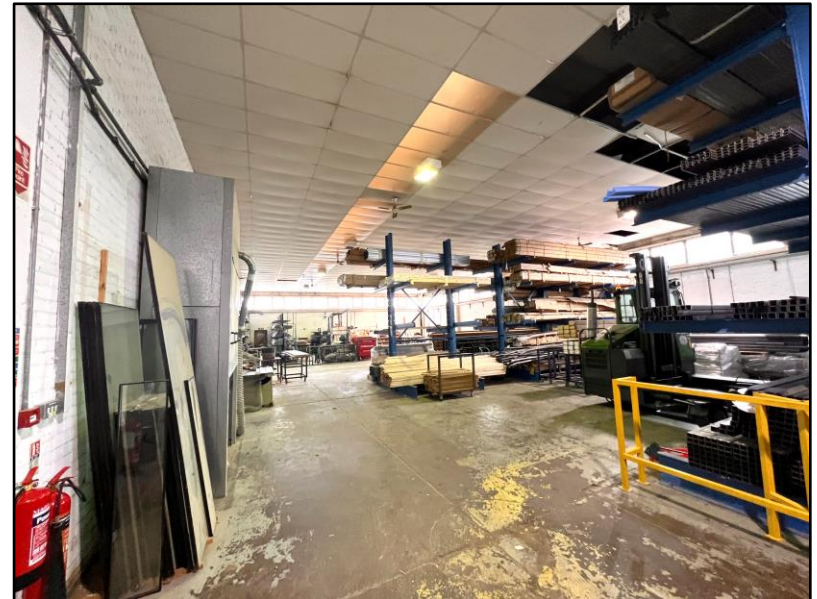
PLANNING

We understand the premises have authorised planning consent under Classes B2 / B8 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 tenants(s) if taking the property as a whole.




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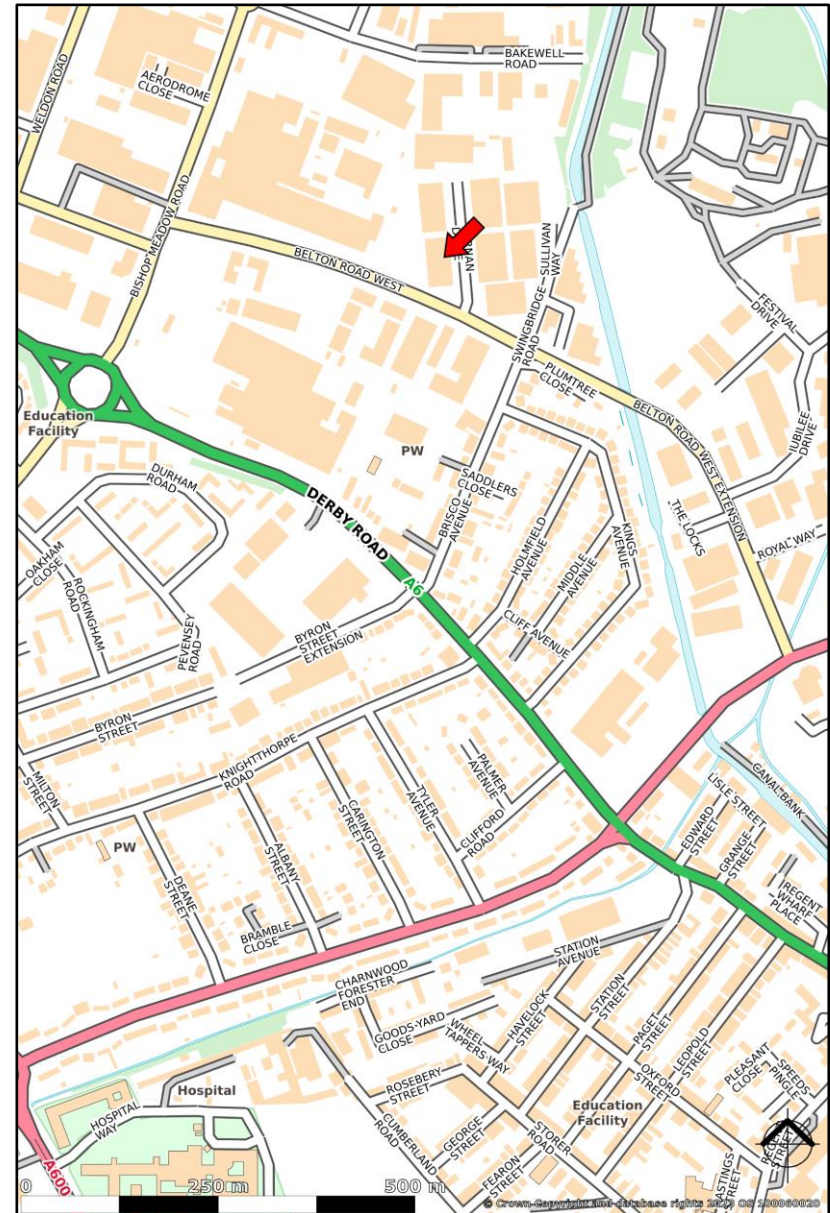
LOCATION

The property is situated on the western side of Kernan Drive on Swingbridge Industrial Estate, which forms part of the larger well-established Belton Road Industrial Estate, approximately 1 mile to the north of Loughborough town centre. Kernan Drive runs off the northern side of Belton Road West.

Nearby occupiers include Howdens, Eurocell, SIG Distribution and City Electrical Factors.

The estate is well-located for access to the A6 and Junctions 23 and 24 of the M1 motorway, both of which are within approximately 5 miles of the property.

 **what3words:**
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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