



3 Prince William Way
Loughborough
Leics
LE11 5DD

01509 233433

Lease for Assignment
£17,500 pax



Industrial Unit

232.91 sq m (2,507 sq ft)

Unit 3 Prince William Way, Loughborough, Leics, LE11 5DD

LOCATION

The subject property is located on Prince William Way off Prince William Road within the main industrial area of Loughborough.

The property's location is shown on the plan within these particulars.



DESCRIPTION

The subject property consists of a single-storey industrial unit including ancillary space, stores and WC with first floor office/storage area.

Externally there is parking for 5 cars.

ACCOMMODATION

Ground Floor	201.34 sq m	(2,167 sq ft)
Mezzanine	31.57 sq m	(340 sq ft)
Total GIA	232.91 sq m	(2,507 sq ft)

TENURE

The current lease is held for a term of 5 years at £17,500 per annum exclusive.

The property is available either by assignment of the existing lease or on a new lease on terms to be agreed.

RENT

£17,500 (seventeen thousand five hundred pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Charnwood
Period: 2021/2022
Rateable Value: £14,000

LEGAL COSTS

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

VAT

VAT will be charged on the rent.

EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

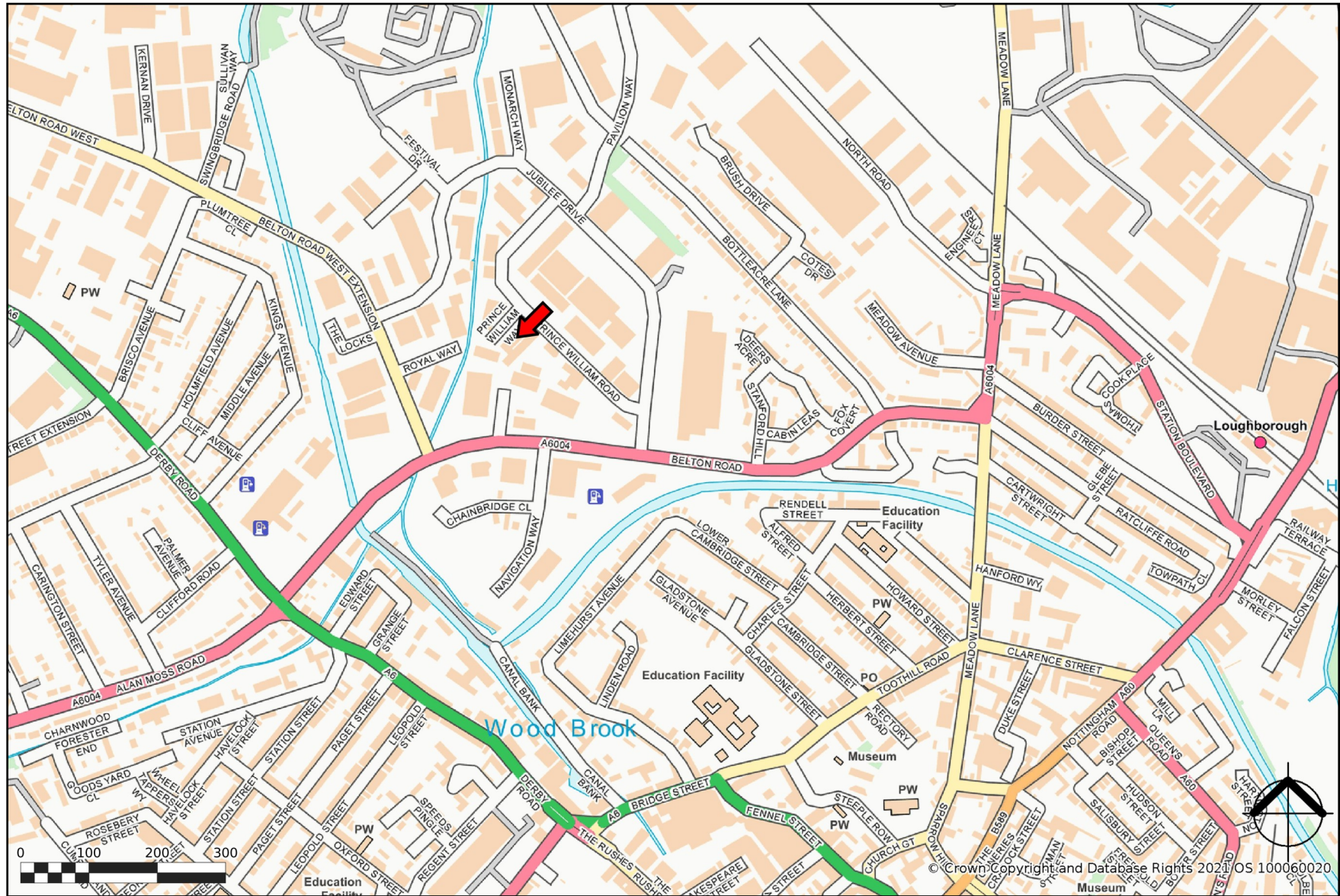
We understand the premises have authorised planning consent under Class E/ B8 of the Town and Country Planning (Use Classes) Order 1987.

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:

1. 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
2. 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
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. 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
5. 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