



Industrial/Office Unit with Secure Yard

Total NIA—370.53 sq m (3,988 sq ft)
Total GIA—455.12 sq m (4,899 sq ft)

7 Beaumont Court, Prince William Road, Loughborough, Leics, LE11 5DA

LOCATION

Beaumont Court is in the heart of the Belton Park Industrial Estate situated off Prince William Road. The estate is the town's premier industrial location and is approximately 3 miles from Junction 23 of the M1 motorway.

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

DESCRIPTION

The property comprises a detached workshop and office unit of brick and block elevations beneath pitched profile sheet clad roofing.

The property has a two-storey office with ground floor workshop and loading bay with secure loading yard.

The ground floor comprises of reception, private office, two large workshop areas currently fitted out as laboratories, a loading bay with electric roller shutter door to the front and another loading bay to the side with access from the yard, again with powered roller shutter door.

The first floor comprises a number of offices including a large board room, shower room and kitchenette.

Internally the property benefits from a mixture of ceiling-mounted LED strip lighting and inset Cat II lighting and the property is heated via gas central heating. The property also benefits from 3-phase power.

Externally there is parking for 5 cars plus 1 electric charging point and a yard which is approximately 0.074 acres.

ACCOMMODATION

Ground Floor		
Reception	25.22 sq m	271 sq ft
Workshop/Lab 1	82.32 sq m	886 sq ft
Workshop/Lab 2	45.62 sq m	491 sq ft
Loading Bay	30.80 sq m	332 sq ft
Offices	20.58 sq m	222 sq ft
Store Room	4.31 sq m	46 sq ft
WCs		
Total NIA	208.85 sq m	2,248 sq ft
Total GIA	235.97 sq m	2,540 sq ft
First Floor		
Offices	161.68 sq m	1,740 sq ft
Total NIA	161.68 sq m	1,740 sq ft
Total GIA	219.15 sq m	2,359 sq ft
Total NIA	370.53 sq m	3,988 sq ft
Total GIA	455.12 sq m	4,899 sq ft

TENURE

The property is available freehold with vacant possession.

PRICE

£550,000 (five hundred and fifty thousand pounds).

VAT

VAT will be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2021/2022
Rateable Value: £31,500

LEGAL COSTS

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

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 use under Class B1/B2/B8 of the Town & Country Planning (Use Classes) Order 1987.

CONTACT:

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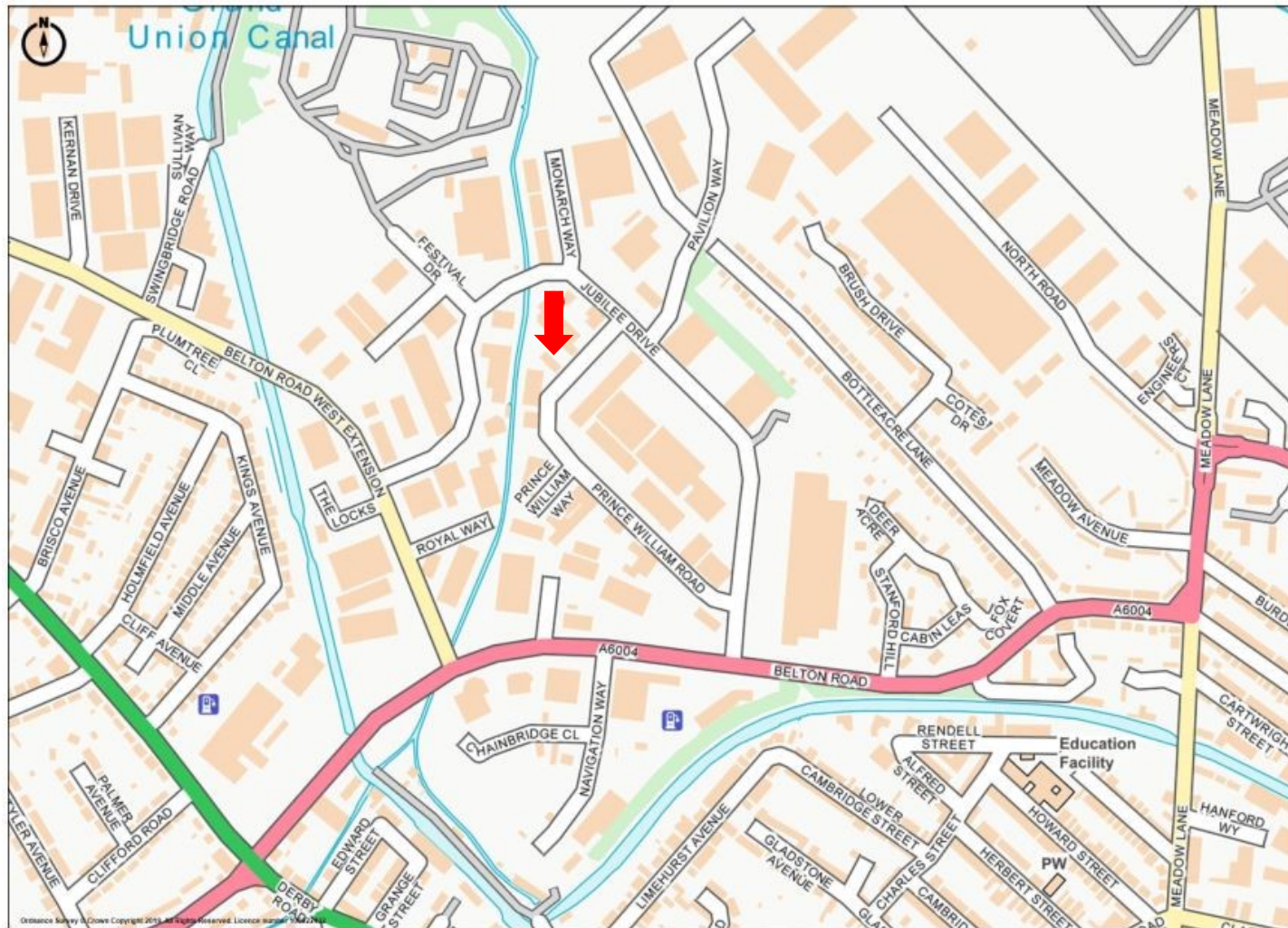
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LANDMARK INFORMATION

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Plotted Scale - 1:7500. Paper Size - A4

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