



## **DRAFT DETAILS**

**UNIT 6, QUEENS ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1HD**



**RENT: £ 5,600.00 PLUS VAT PER ANNUM**

Situated in a secure compound, this large unit is strictly to be used as storage space with the main area being 89'11" X 30'7". The unit is located just outside of Loughborough town centre and is within easy access of local commuter routes. Access to the unit is strictly 8am-5pm Monday-Thursday and 8am-4pm Fridays

### **THINKING OF LETTING?**

For a **FREE APPRAISAL** of your property without obligation  
RING FRECKELTONS on 01509 214564

**Commercial**

## **ACCOMODATION:**

**MAIN STORAGE ROOM:** 89'11" X 30'7" (27.4m X 9.32m) Part suspended ceiling to the left-hand side. Large access doors to the front. Numerous power points.

**STORAGE CUPBOARD:** 11'0" X 8'6" (3.35m X 2.59m) Situated to the rear of the premises. Ceiling light points.

**SERVICES:** We understand the property is connected to mains electricity. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TN. Telephone: 01509 236151.

**RATING ASSESSMENT:** The Rateable Value is currently £8,300. However this is currently being assessed by the Council so the figure may change.

**LEASE:** The property is available on a Full Repairing and Insuring lease.

**RENTAL:** £5,600 plus VAT per annum exclusive.

**GATE FEE:** There is a charge of £354.46 per quarter (including VAT) payable by the occupiers of this unit.

**LEGAL COSTS:** The Tenant will be responsible for the Landlord's legal costs for the preparation of the lease.

**VIEWING:** Strictly by appointment through ourselves.

**DIRECTIONAL NOTE:** From our office on the A6 Leicester Road turn left at the second set of traffic lights onto King Street. Proceed down King Street for some distance to where the road merges in to Queens Road. L E Jackson Coachworks is situated on the right hand side with Unit 6 being located within the site.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenant who are proceeding with a lease will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the lease.

**PLEASE NOTE:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.