



DRAFT DETAILS

**UNIT 3, QUEENS ROAD, LOUGHBOROUGH
LEICESTERESHIRE**



Rent £12,900.00 per annum plus VAT.

This storage unit (of Approximately 2098.96 square feet/ 195 square metres) is located on the outskirts of Loughborough town centre. It comprises an entrance hall that leads onto the main storage area, with an office space and W/C on each side. The main storage area contains access to all rooms of the unit, with a staircase leading to mezzanine level. EPC rating D. **Barrier fees and VAT applicable.**

THINKING OF LETTING?

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

Commercial

ENTRANCE HALL: Ceiling strip light, alarm control panel and an emergency light.

OFFICE SPACE (9'9 X 8'3): UPVC double glazed windows. One strip light, one electrical heater and carpet tiling.

MAIN STORAGE AREA (64'6 average X 33'2 minimising to 24'2): Roller door, six ceiling strip lights and a metal staircase leading to mezzanine level.

W/C: Two hand wash basins. Electric water heater. UPVC double glazed, obscure windows. Two W/Cs opposite to the hand wash basins.

VIEWING: Strictly by prior appointment through ourselves.

DIRECTIONAL NOTES: From our office on Leicester road, carry on down Leicester road, past Tesco Express. Take a left at the traffic lights after Tesco express. This leads you onto King Street, you then want to carry on further down and the road turns into Queens road. The destination is then on your right with an electrical carpark barrier.

RATING ASSESSMENT: Rateable value £12,750.00

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TU.

LEASE: The property is available on a new Internal Repairing and Insuring Lease of with a rent review after the first year...

LEGAL COSTS: The Tenant will be responsible for the Landlord's legal costs for the preparation of the Lease whether or not the matter proceeds to completion..

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 Vendor 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 purchasers 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. Details produced on the 22nd of May 2024.

Energy performance certificate (EPC)

18 Leisbury Road LOU OH B O R O U OH LE11 2RT	Energy rating D	Valid until: 13 May 2034
Certificate number: 4834-3925-9300-0864-7292		
Property type	Semi-detached house	
Total floor area	82 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		