



Unit 3 Jackson Coachworks, Queens Road,  
Loughborough, LE11 1HD

  
**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £14,750 Per Annum

This is an excellent opportunity to rent a secure, modern storage unit with parking within an established industrial complex with good road access. The unit has a gross area of 199.0 sq. m. (2,142 sq. ft) and internal eaves height of 4.42 m (14 ft. 6 ins). The entrance has a manned security office and barriers. The property is available under a new lease at a rent of £14,750 per annum. The EPC rating is D.

## LOCATION

The unit is located within an industrial complex to the east of Queens Road, part of the A60 Loughborough to Nottingham road, on the eastern periphery of Loughborough . The property is within a short distance of Loughborough’s mainline railway station and the town centre and there is easy access to the A6. The A6 leads to Leicester to the south and Derby, the M1 and East Midlands Airport to the north-west.

## DESCRIPTION

The property comprises a modern, single-storey warehouse unit being part of the large Jackson Coachworks complex. The unit is of steel portal frame construction with part cavity brick and concrete block and part double skin profiled metal cladding to the walls and a profiled metal clad roof.

There is an electrically-operated up and over loading door and the internal eaves height is 4.42 metres (14 ft. 6ins).

## ACCOMMODATION

The unit has a gross internal floor area of 199.0 sq. m. (2,142 sq. ft.).

The accommodation includes an office, wc facilities with disabled access and some mezzanine storage.

## LEASE

A new lease is available for a term to be agreed and on a full repairing and insuring basis. Operating hours are restricted to 0730-1700 Mon-Thurs & 0730-1600 Fi.

A contribution to the gatehouse/site security is payable at a current figure of £100 plus VAT per calendar month.

## RENT

£14,750 (Fourteen Thousand Seven Hundred and Fifty Pounds) per annum.

## SERVICES

The unit is connected to all mains services and the factory area has a gas-fired blower unit with an electric heater to the office.

## RATEABLE VALUE

The property is described in the Rating List as Warehouse and Premises with a Rateable Value of £12,750.

## ENERGY PERFORMANCE CERTIFICATE

Band D (Rating 77)

## COSTS

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

## POSSESSION

Vacant possession will be given on completion of legal formalities.

## VIEWINGS

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address [kevin.skipworth@andrewgranger.co.uk](mailto:kevin.skipworth@andrewgranger.co.uk)



