

TO LET OFFICES ALSO SUITABLE FOR USE AS STUDIO, LABORATORIES
LIFE SCIENCE RELATED USES OR LIGHT WORKSHOPS

UNITS B2 & B3 ILLUMA PARK

Gelders Hall Road, Shepshed, Leicestershire, LE12 9NH



Key Highlights

- Self-contained air-conditioned open plan offices with fully raised access floors
- Available as a whole or on a floor by floor basis
- Fully refurbished
- Easy access to M1/J23/M42, just 1.5m to M1
- Also suitable for use as studio, laboratories, life science related uses or light workshops (STPP)
- On site car parking
- Only £9.50 per sq ft

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8000

savills.co.uk

MATHER JAMIE
3 Bank Court, Weldon Road
Loughborough LE11 5RF

+44 (0) 1509 233 433



Location

Illuma Park is located less than 1.5 miles from J23 of M1 Motorway and only 5 miles from Loughborough town centre. It is accessed directly off the A512 Ashby Road which links J23 of the M1 to J13 of A/M42 at Ashby de la Zouch.

The Property

The property comprises the ground and first floor of Unit B2 and B3 within a terrace of 3 two storey self-contained office buildings. Each building has been designed to ideally suit small to medium sized companies and is available as a whole or on a floor by floor basis.

The office space is fully air conditioned and open plan with full raised access floors benefitting from a 10MB fibre connection. This specification creates an attractive working environment.

Accommodation

The floor area set out below has been calculated on a net internal basis in accordance with the RICS Code of Measuring Practice 6th Edition:

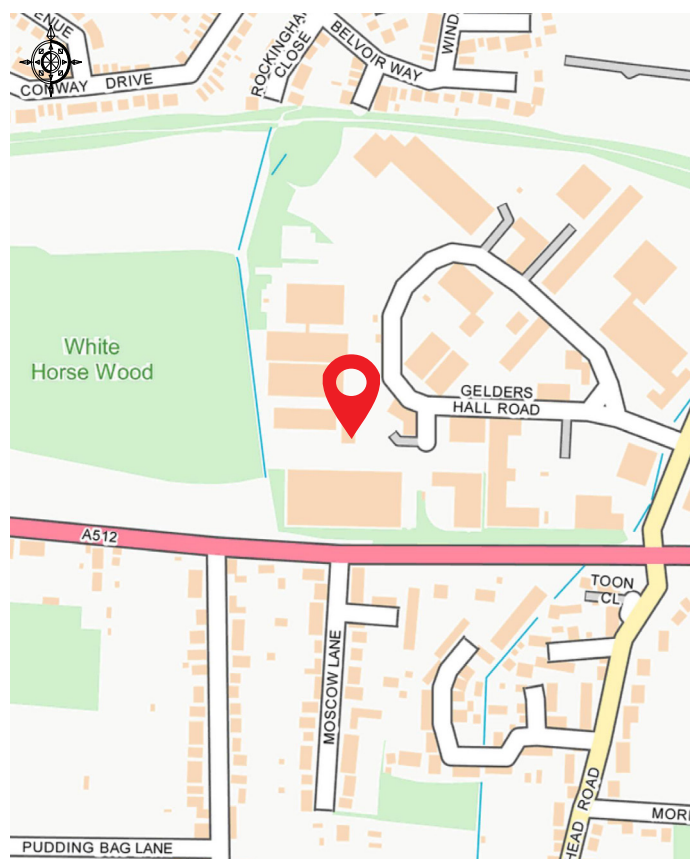
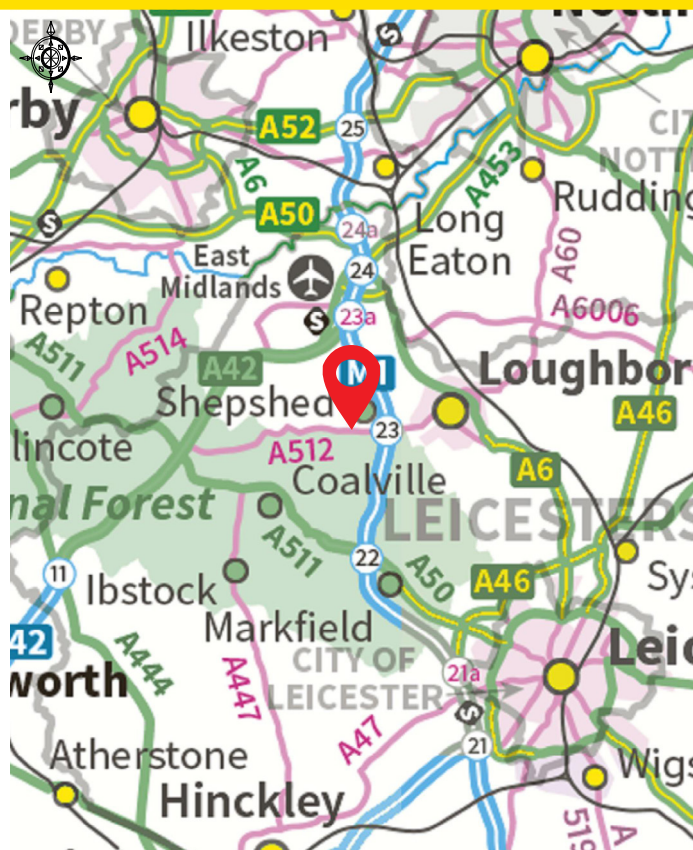
	FLOOR	SQ FT	
Unit B2	Ground	1,227	Under Offer
Unit B2	First	1,223	Under Offer
Unit B3	Ground	1,204	
Unit B3	First	1,390	

Parking

- Unit B2 Ground Floor - three car parking spaces
- Unit B2 First Floor - three car parking spaces
- Unit B3 Ground Floor - three car parking spaces
- Unit B3 First Floor - three car parking spaces

Service Charge

A nominal service charge will be levied in respect of the upkeep and maintenance of landscaped and common areas.



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Rates

Unit B2

- Rateable Value 2023 £33,250
- Rates Payable 2024/2025 £16,591.75

Unit B3 Ground Floor

- Rateable Value 2023 £16,250
- Rates Payable 2024/2025 £7,610

Unit B3 First Floor

- Rateable Value 2023 £15,500
- Rates Payable 2024/2025 £7,734.50

Tenure

The accommodation is available to let by way of a new full repairing and insuring lease for a term of years to be agreed, or alternatively, it is available on a flexible monthly all-inclusive basis.

VAT

VAT is applicable to the rent charged at the prevailing rate.

Rent

- £9.50 per sq ft exclusive
- The rent is payable quarterly in advance by bankers Standing Order on the usual quarter days.

Legal Cost

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



Contact

Victor Ktori

+44 (0) 7870 999 467
vktori@savills.com

Charlie Lallo

+44 (0) 7751 752 280
charlie.lallo@matherjamie.co.uk

Luke Epps

+44 (0) 7811 073 302
luke.epps@savills.com



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