

UNIT TO LET

# Unit 1 Gorse Covert Centre Loughborough, LE11 4RZ



**Savills Leeds**  
3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://savills.co.uk)



## Location

Loughborough is a well-established town in Leicestershire, located approximately 11 miles north of Leicester and 20 miles south of Nottingham, with excellent access to the M1 motorway.

The Gorse Covert Centre is anchored by the 55,000 sq ft Morrisons Supermarket, benefitting from strong footfall from both Morrisons shoppers and the surrounding residential catchment.

Nearby occupiers include **Betfred, The Post Office** and **Scrivens Opticians**.

## Accommodation

The premises are arranged over ground floor only. Approximate net internal areas are:

<b>Ground Floor:</b>	1,257 sq ft	117 sq m
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## Tenure

The unit is available by way of new effective full repairing and insuring lease.

## Rent

£17,500 per annum exclusive.

## Service Charge

The estimated service charge budget for 2026 is £1,747.

## Rates

Rateable Value: £16,500  
UBR 2026/27: £0.382  
Rates Payable: £6,303

*Parties are advised to make their own enquiries with the Local Authority.*

## Use

The premises currently benefits from Class E use.

## EPC

EPC Rating C

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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## Viewing & further information

Strictly by prior arrangement only with:

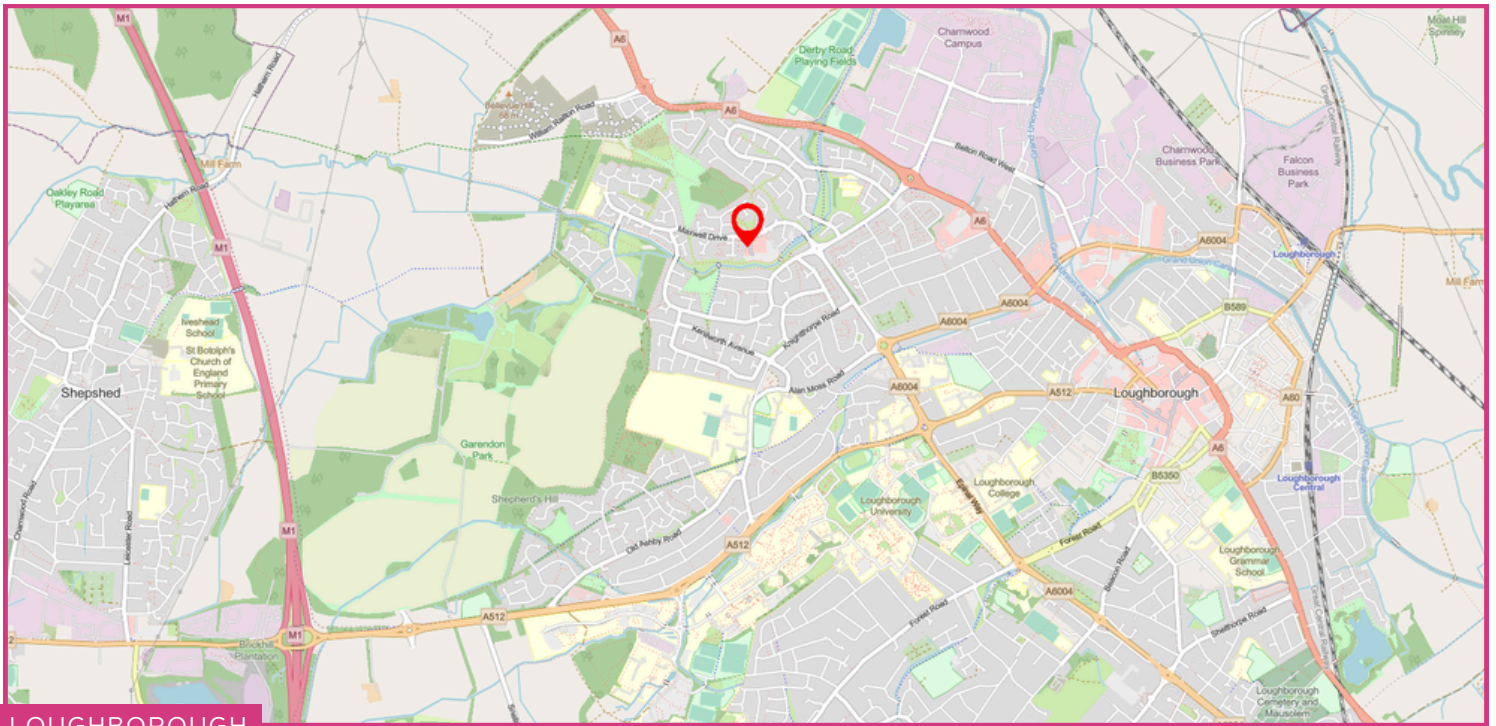
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