

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

UNITS B1, B2 & B3 ILLUMA PARK

Gelders Hall Road, Shepshed, Leicestershire, LE12 9NH



Key Highlights

- Modern self-contained air-conditioned open plan offices with fully raised access floors
- 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

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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 a terrace of three modern office buildings arranged over ground and first floor, with each building having been designed to ideally suit small to medium sized companies.

The office space is configured to provide fully air conditioned open plan accommodation with full raised access floors, benefiting from a 10MB fibre connection. This specification creates an attractive working environment. Each building benefits from dedicated car parking.

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 B1	Ground	1,289
Unit B1	First	1,390
Unit B2	Ground	1,227
Unit B2	First	1,223
Unit B3	Ground	1,204
Unit B3	First	1,390

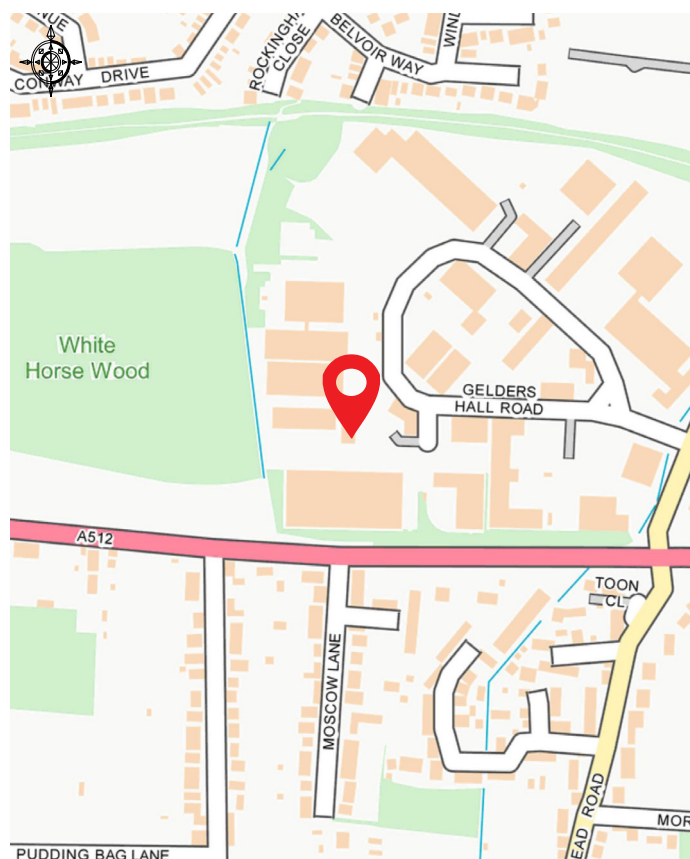
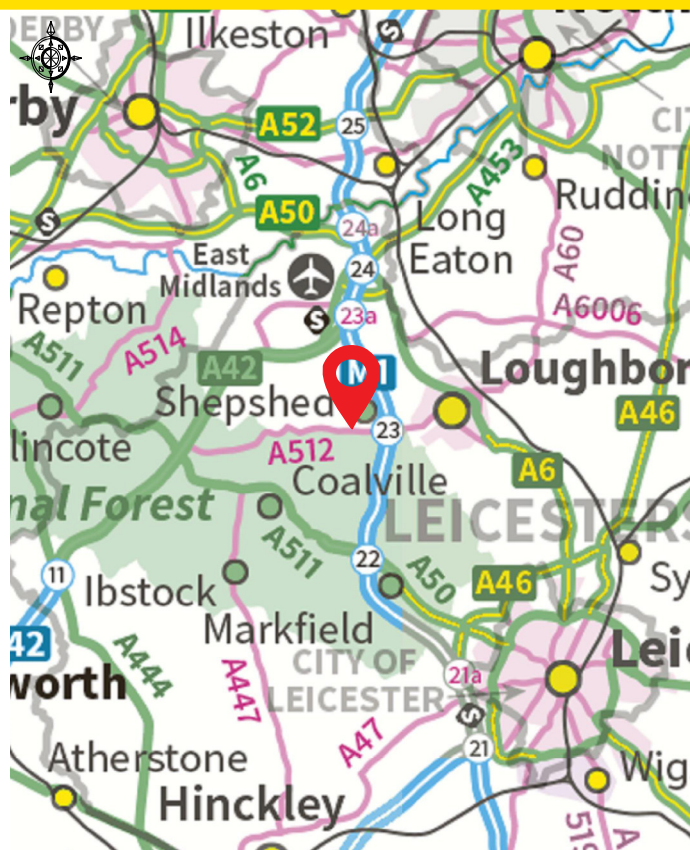
Parking

- Unit B1 - six car parking spaces
- Unit B2 - six car parking spaces
- Unit B3 - six car parking spaces

Occupational Tenancy

Unit B1 Ground Floor - let to The Fight Centre for a term expiring 20 March 2025 at a rental of £13,200 per annum.

Unit B1 First Floor - let to the Midlands Management Services Ltd for a terms expiring 17 October 2026 at a rental of £13,205 per annum.



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Service Charge

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

EPC

The buildings have the following EPC Ratings:

- Unit B1 - D80
- Unit B2 - D87
- Unit B3 - D78

Rates

Unit B1 Ground Floor

- Rateable Value 2023 £17,250
- Rates Payable 2024/2025 £8,607.75

Unit B1 First Floor

- Rateable Value 2023 £17,000
- Rates Payable 2024/2025 £8,483

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

Freehold.

VAT

VAT is applicable.

Price

- Unit B1 - £360,000 exclusive
- Unit B2 - £325,000, exclusive
- Unit B3 - £350,000, exclusive



Legal Cost

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

Money Laundering Regulations

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

Contact

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