

TO LET

ILLUMA PARK

Gelders Hall Road, Shepshed, Leicestershire, LE12 9NH



Key Highlights

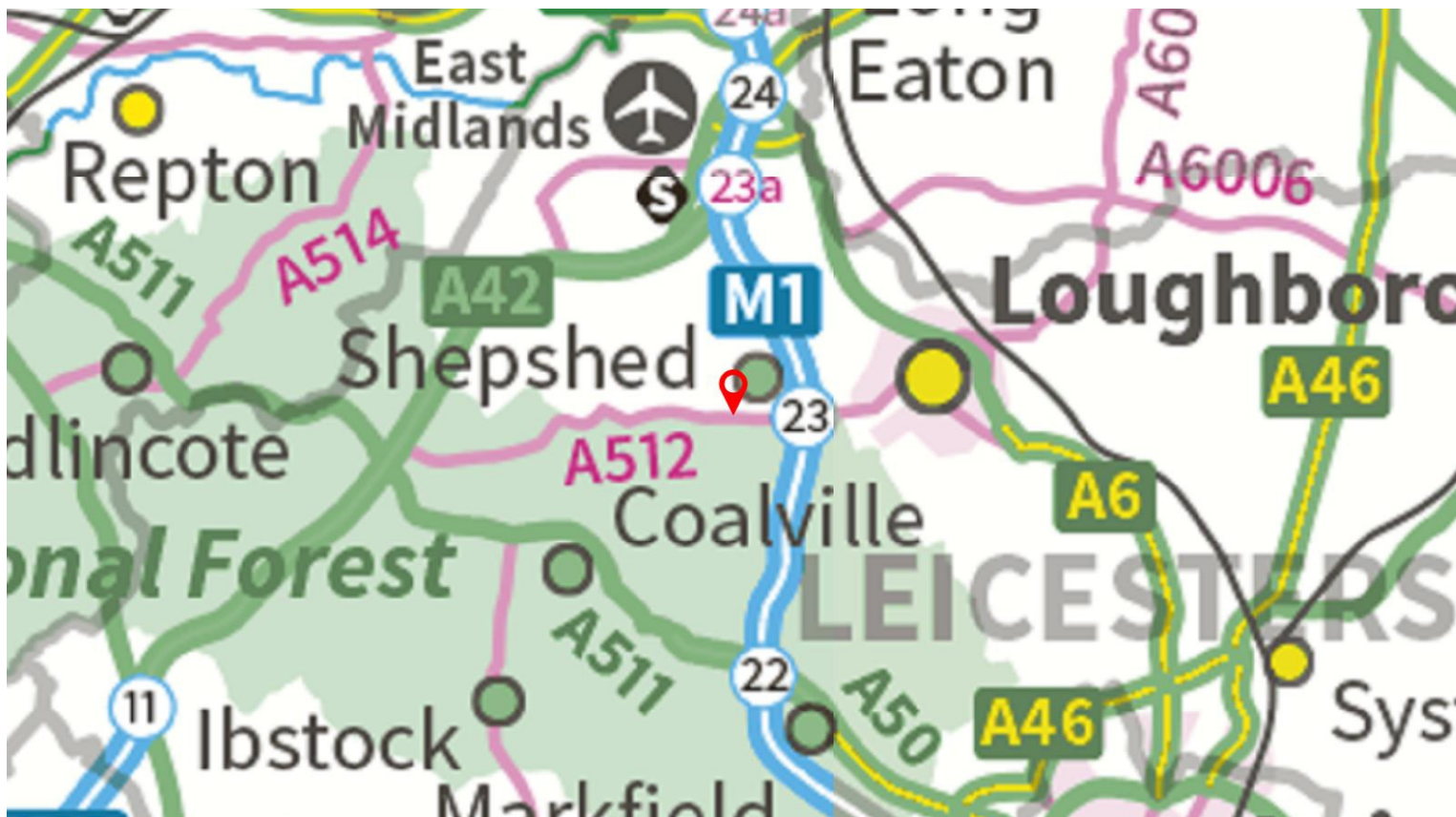
- Modern self-contained air-conditioned open plan offices with fully raised access floors
- Fully refurbished
- Easy access to M1/J23/M42, just 1.5m to M1
- Also suitable for use as studio, laboratories, life science related uses or light workshops (STPP)
- On site car parking
- Only £9.50 per sq ft

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LOCATION

Illuma Park is located less than 1.5 miles from J23 of the 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

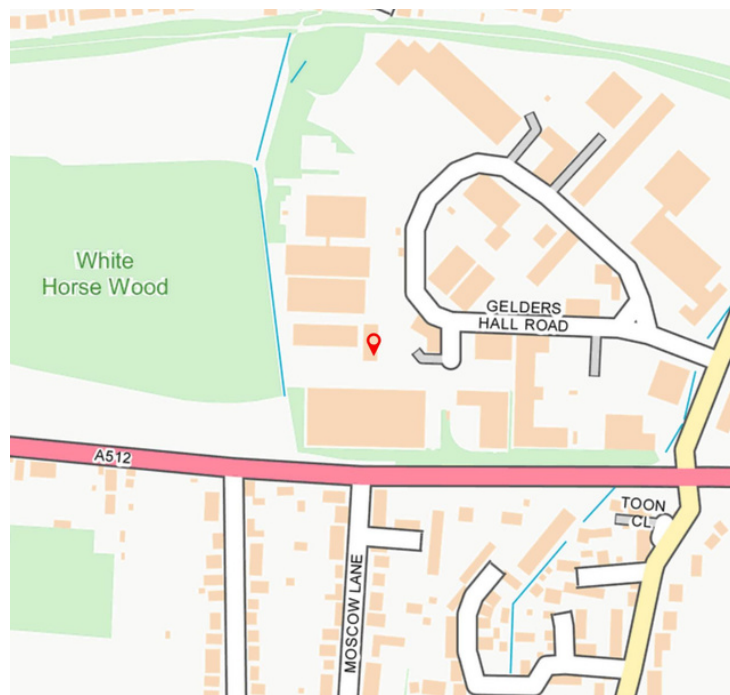
The property comprises a terrace of three office buildings arranged over ground and first floor. Each building has been designed to ideally suit small to medium sized companies.

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

ACCOMODATION

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.

BUILDING	FLOOR	SQ FT	SQ M	AVAILABILITY
Unit B1	Ground	1,289	119.75	Let
Unit B1	First	1,390	129.13	October 2026
Unit B2	Ground	1,227	113.99	Let
Unit B2	First	1,223	113.62	Let
Unit B3	Ground	1,204	111.85	Let
Unit B3	First	1,390	129.13	Let



PARKING

Each building has an allocation of six 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	FLOOR	RATEABLE VALUE 2026
Unit B1	Ground	£13,500
Unit B1	First	£13,250
Unit B2	Assessed as one unit	£27,000
Unit B3	Ground	£12,750
Unit B3	First	£12,250

VAT

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

RENT

- £9.50 per sq ft per annum exclusive

The rent is payable quarterly in advance by bankers Standing Order on the usual quarter days.

TENURE

The accomodation 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.

LEGAL COSTS

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

CONTACTS

For further information please contact:

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