

TO LET

38 Francis Street,
Leicester LE2 2BD
Tel: 0116 255 8888



UNIT 1A PAVILION WAY, CASTLE BUSINESS PARK, JUBILEE DRIVE, LOUGHBOROUGH, LEICESTERSHIRE LE11 5GW

- Modern Industrial Unit
- Popular Location
- G.I.A. 180.73 m² (1,945 ft²)
- Rental £17,500

SpencersDruce
NaylorParkes
Chartered Surveyors Property Consultants

LOCATION

The property is located on a modern industrial estate approx. 1-2 km. (0.75) North of Loughborough Town Centre close to B & Q.

DESCRIPTION

The property comprises a corner property of a terrace of industrial units. The unit is of steel portal frame construction with brick and block infill to the lower sections and pvc coated metal sheet cladding above and to the roof. The windows are of aluminium double glazed construction as is the pedestrian door. The industrial door is of metal up and over construction.

Internally the property consists of an office, w.c., entrance lobby and large warehouse/industrial area together with 6 car parking spaces.

ACCOMMODATION

Production Space	151.17 m ²	1,627 ft ²
Office	16.35 m ²	176 ft ²
Entrance Lobby	8.23 m ²	89 ft ²
W.C.	--	--
Total	175.75 m²	1,892 ft²

SERVICES

We understand that the property is connected to mains electricity, water and drainage.

HEATING

The offices, w.c. and reception are heated by way of electric storage heaters but there is no heating in the production space.

RATES

The premises are assessed for business rates under the current Rating List as follows:-

Description	Rateable Value
Warehouse & Offices	£14,500

This is increasing from April 2026 to £15,250.

EPC

The property has a rating of 120 (Band E).

TENURE

The premises are available by way of a new full repairing and insuring lease for a period of years to be agreed subject to upward only rent reviews every 3 years.

RENTAL

£17,500 per annum.

VAT

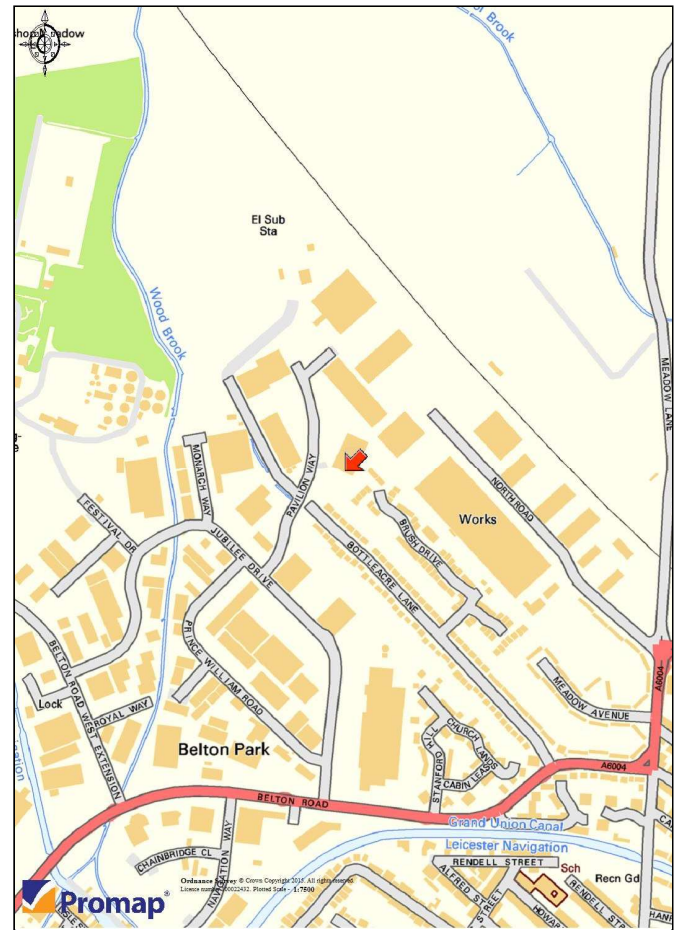
We understand VAT is applicable to this figure.

VIEWING

Strictly by appointment with the sole agents:-
Spencers Druce Naylor Parkes
38 Francis Street
Leicester
LE2 2BD

Tel: 0116 255 8888

Michael Holt
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PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors. 3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant local authorities or by web based enquiry. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/lease. 4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition. 5. All prices and rents quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.