



# TO LET UNIT 6, WALDRON COURT

PRINCE WILLIAM ROAD, BELTON  
PARK INDUSTRIAL ESTATE,  
LOUGHBOROUGH, LEICS LE11 5GD

**197.72 sq m** (2,126 sq ft)

With mezzanine of 51 sq m (550 sq ft)

**FRESHLY REFURBISHED HIGH QUALITY  
LIGHT INDUSTRIAL UNIT**

- Superb location
- 6 car parking spaces
- New lease
- £25,000 per annum rent



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

Loughborough's location adjacent to J23 on the M1 corridor is at the geographical centre of the combined regions of the East and West Midlands.

Waldron Court is located on Prince William Road close to its junction with Jubilee Drive in the heart of the Belton Park/Woodbrook Park Industrial Estate. This development has proven exceptionally popular since it was built. Units here are always highly sought after, given their high profile and proximity to major occupiers including Wickes, B&Q Depot and Aldi.

## DESCRIPTION

Unit 6, Waldron Court is a detached unit of steel portal frame construction. The eaves height is approximately 4.60 m.

Loading is provided by way of a roller shutter door to the front elevation with separate adjacent pedestrian access points. Constructed within the unit are trade counter, office, kitchen and WC facilities. The office areas are heated. Lighting has been fitted in the warehouse.

A small area of storage has been built above the offices.

## ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Unit 6	197.72	2,126
Mezzanine	51.00	550
<b>Ground Floor GIA</b>	<b>248.73</b>	<b>2,676</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

Mains supplies of gas, electricity, water and sewerage are connected to the property, but we can provide no warranty with regard to their capacity or connectivity.

## EPC

The property has an EPC rating falling within Band C, valid until September 2029.

## BUSINESS RATES

Charging Authority: Charnwood Borough Council  
 Description: Warehouse & Premises  
 Rateable Value: £18,250  
 Period: 2026/27

## TENURE

A new full repairing and insuring lease for a 5 year term.

## RENT

**£25,000 per annum.**

## SERVICE CHARGE

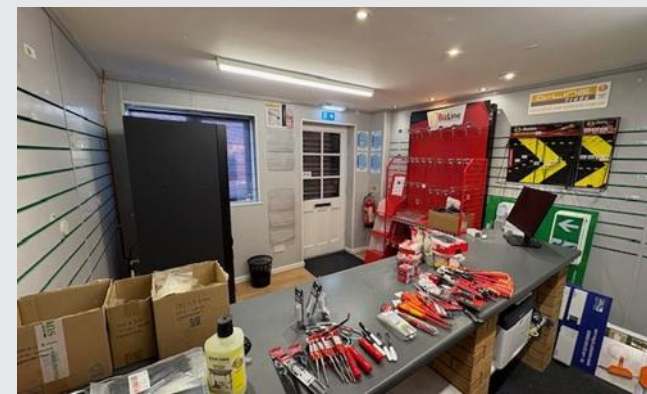
A service charge is levied in respect of the maintenance and upkeep of common areas and landscaping based on the area of the property as a percentage of the entire development. The appropriate percentage is 12.91%.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

**RICHARD SUTTON**  
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www