

TO LET

ROADSIDE
USE CLASS E*



DERBYSHIRE

Heanor Road, Loscoe, Heanor Derbyshire DE75 7JT

LOCATION

Prominently located roadside complex on busy arterial road (A608), DFT daily road count figures 2021 approx. 10,000 per day.

Located close to Heanor Town Centre (0.5 miles).

Surrounded by a number of complementary roadside occupiers including BP and Kwik Fit.

ACCOMMODATION

Modern steel portal frame unit with dedicated parking. The unit comprises the following approximate areas:

Floor Area	Sq M	Sq.ft
Ground Floor	174.2	1,875

RENT

Upon Application

LEASE

A new lease for a term to be agreed

RATES

Rateable Value (from 01.04.26); £10,000. Rates payable estimate £4,320 (26/27 fiscal year).

PLANNING

*The Unit was previously used as a retail showroom which falls under Use Class E. Planning enquiries to be made through Leicester City Council 0116 454 1000

SERVICE CHARGE

A service charge is levied on an ad-hoc basis towards the repair and maintenance of the external common areas and servicing.

EPC

An EPC is available upon request

VIEWING:

Viewing strictly by prior appointment with the sole agents:

Ben Taylor

07870 682 050

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SUBJECT TO CONTRACT

For more information on further properties: www.space-rpc.com

DERBYSHIRE
HEANOR ROAD, LOSCOE, HEANOR DERBYSHIRE DE75 7JT

