



# TO LET SUITE 4B, BANK COURT

WELDON ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 5RF

**66.8 sq m** (720 sq ft)

Open plan first floor office suite with  
parking

- Prime Location
- 4 parking spaces
- Flexible lease terms
- All inclusive service charge
- May be eligible for small business rate relief
- Available by way of new sub-lease



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



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### LOCATION

Bank Court is located in a prominent position at the corner of Weldon Road and Bishop Meadow Road, in an established commercial location north of Loughborough Town Centre.

The location has excellent road links via the A6 Loughborough to Derby Trunk Road and the A512 to Junctions 24 and 23 of the M1 motorway, which are both approximately 5 miles away.

Other major occupiers in the area include GO Outdoors and Fisher Scientific UK.

### DESCRIPTION

Suite 4B is located on the first floor of Bank Court, a contemporary two-storey, purpose-built modern office building.

The accommodation is predominantly open plan, with raised access floors, suspended ceilings incorporating both lighting and air conditioning, providing an attractive, flexible, temporary office environment. Within the suite is a kitchenette facility, and shared WC's are available on the first floor landing.

4 parking spaces are demised to the suite.

### ACCOMMODATION

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

	SQ M	SQ FT
<b>TOTAL NIA</b>	<b>66.8</b>	<b>720</b>

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

### SERVICES

All mains services are available and connected to the property, but we can provide no warranty with regard to the capacity or connectivity.

### EPC

The property has an EPC rating of 46 falling within Band B.

### TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

### BUSINESS RATES

Charging Authority: Charnwood Borough Council  
 Description: Offices and Premises  
 Rateable Value: £8,900  
 Period: 2024/25

### TENURE

The suite is available by way of a sub-lease for a minimum term of 2 years. A longer term of years can be agreed upon request.

### RENT

£10,500 per annum.

### SERVICE CHARGE

A service charge is in place to cover the costs of common area maintenance and cleaning, external building repairs as well as water, heat and light within the suite itself.

### VAT

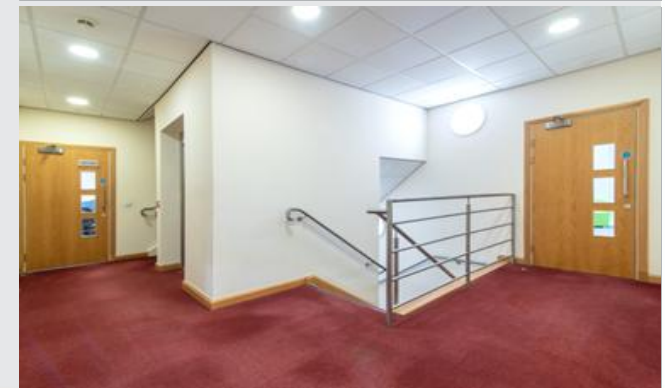
VAT is applicable and will be charged at the prevailing rate.

### 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.

**ALICIA LEWIS**  
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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 of 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