

Light Industrial Unit

198 sq m (2,128 sq ft) + 68.94 sq m (742 sq ft) Mezzanine

Unit 3, Waldron Court, Prince William Road, Belton Park Industrial Estate,
Loughborough, Leicestershire, LE11 5GU

To Let



Temporary Photograph

- Modern unit
- 4 car parking spaces
- Mezzanine floor
- £16,000 per annum



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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 in 1998. Units here are always highly sought after, given their high profile and proximity to major occupiers including Wickes, B&Q Depot and Aldi.

The Property

Unit 3 Waldron Court is a detached unit of steel portal frame construction. The eaves height is approximately 5.48 m (18 ft).

Loading is provided by way of a roller shutter door with separate pedestrian access point. Within the unit are reception, office, kitchen and WC facilities to the ground floor and 3 offices at first floor level.

The former tenants have installed a substantial mezzanine floor which can be included in any letting.

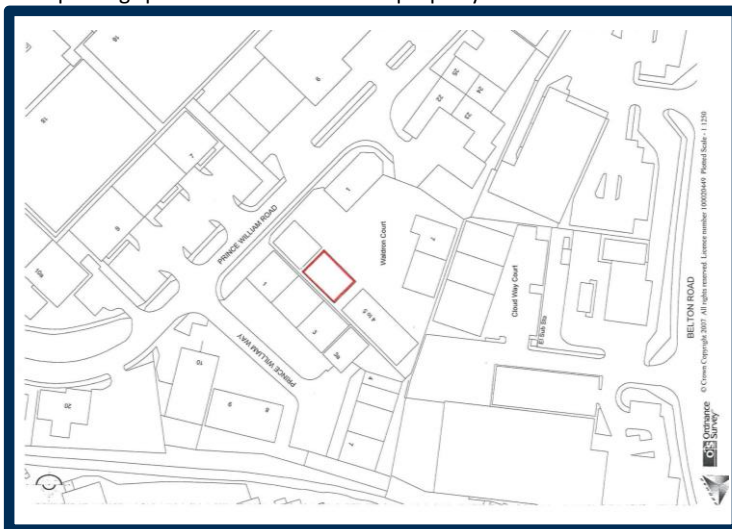
The unit is heated and fitted with lighting and an intruder alarm system.

Accommodation

Measured on a gross internal basis the unit has the following floor area:-

Original GIA:	198.00 sq m	(2,128 sq ft)
Mezzanine:	68.94 sq m	(742 sq ft)
Overall GIA:	266.94 sq m	(2,870 sq ft)

4 car parking spaces are demised to the property.



Services

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

EPC

An EPC has been requested; for further details please contact the marketing agents.

Rates

Charging Authority:	Charnwood Borough Council
Description:	Warehouse and premises
Rateable Value:	£15,750
Period:	2017/18

Tenure

We can offer a new full repairing and insuring lease, the length of which is open to negotiation. The starting rent is only **£16,000 per annum**.

Service Charge

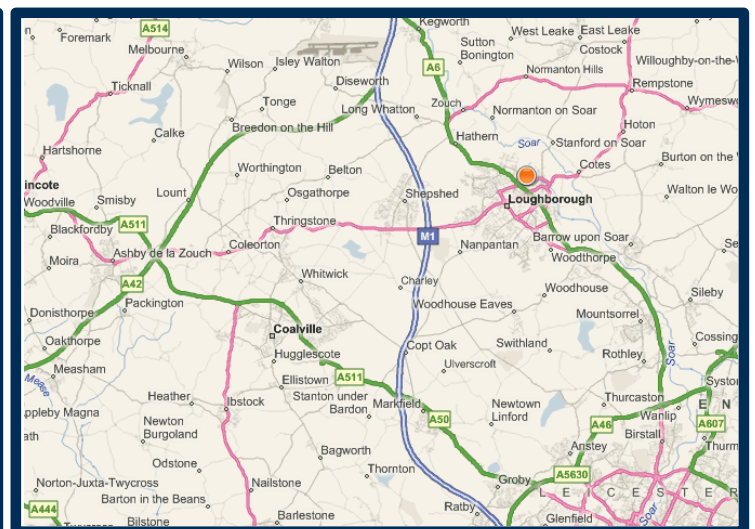
A nominal service charge is levied in respect of the maintenance and upkeep of common areas and landscaping based on the area of the property as a percentage of the entire development. The appropriate percentage is 13.55%

Legal Costs

Each party will be responsible for their own legal costs.

Restrictive Covenant

Motor trade related uses will not be permitted at the unit.



Viewing

Strictly by prior appointment
with the sole agents.

Richard Sutton
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E: richards@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not 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. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: RGS/RKM/5250 05.10.17