



**Unit 2 Weldon Road  
Loughborough  
Leics  
LE11 5TH**

**01509 233433**

**TO LET  
£185,000 pax**



**Substantial Single-Storey Warehouse**

**3,077.86 sq m (33,130 sq ft)**

# Unit 2 Weldon Road, Loughborough, Leics, LE11 5TH

## LOCATION

The subject property fronts Weldon Road on the Bishop Meadow Industrial Estate. The estate is a well-established mixed industrial commercial location to the north of Loughborough town centre with good road links via the A6 Loughborough/Derby trunk road and the A512 to Junctions 24 and 23 of the M1 motorway both approximately 5 miles distant.

Other major occupiers in the location include 3M, Fisher Scientific, Jayplas and the former Astra Zeneca research development site now known as Charnwood Campus which now includes the Almac Group.

## DESCRIPTION

Substantial single-storey warehouse with internal clearance to eaves to a maximum of 6.96 meters, two roller shutter loading access doors, solid concrete flooring, fully alarmed and sprinklered, integral two-storey office section with new glazed entrance elevation to be provided to the premises subject to Tenant requirement.

The current configuration provides additional accommodation that will be removed subject to Tenant requirements providing first floor office accommodation as detailed in the floor area schedule. Current floor area schedule identified similarly.

Externally the buildings stand on a substantial site with large yard and good car parking.

## TENURE

The property is available on a new lease for terms to be agreed.

## ACCOMMODATION

**Ground Floor**      **2,458.99 sq m**      **(26,469sq ft)**

### First Floor

Mezzanine  
Offices inc WCs      384.62 sq ft      (4,140 sq ft)

Central Peer  
Offices      88.02 sq m      (947 sq ft)

Canteen      146.23 sq m      (1,574 sq ft)

**Total**      **618.87 sq m**      **(6,661 sq ft)**

**Total GIA**      **3,077.86 sq m**      **(33,130 sq ft)**

## RENT

**£185,000 (one hundred and eighty five thousand pounds)** per annum exclusive.

## BUSINESS RATES

Local Authority: Charnwood Borough Council  
Period: 2021/2022  
Rateable Value: TBA

**NB:** This floor area is subject to change dependent on final configuration subject to Tenant requirements.

## LEGAL COSTS

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

## VAT

The position regarding VAT is to be confirmed.

## SERVICE CHARGE

Contribution for maintenance of common car parking and gate access from Bakewell Road.

## EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## PLANNING

We understand the property has authorised planning consent under Class B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties should satisfy themselves that their intended use will satisfy current planning regulations by contacting Charnwood Borough Council.

## CONTACT:

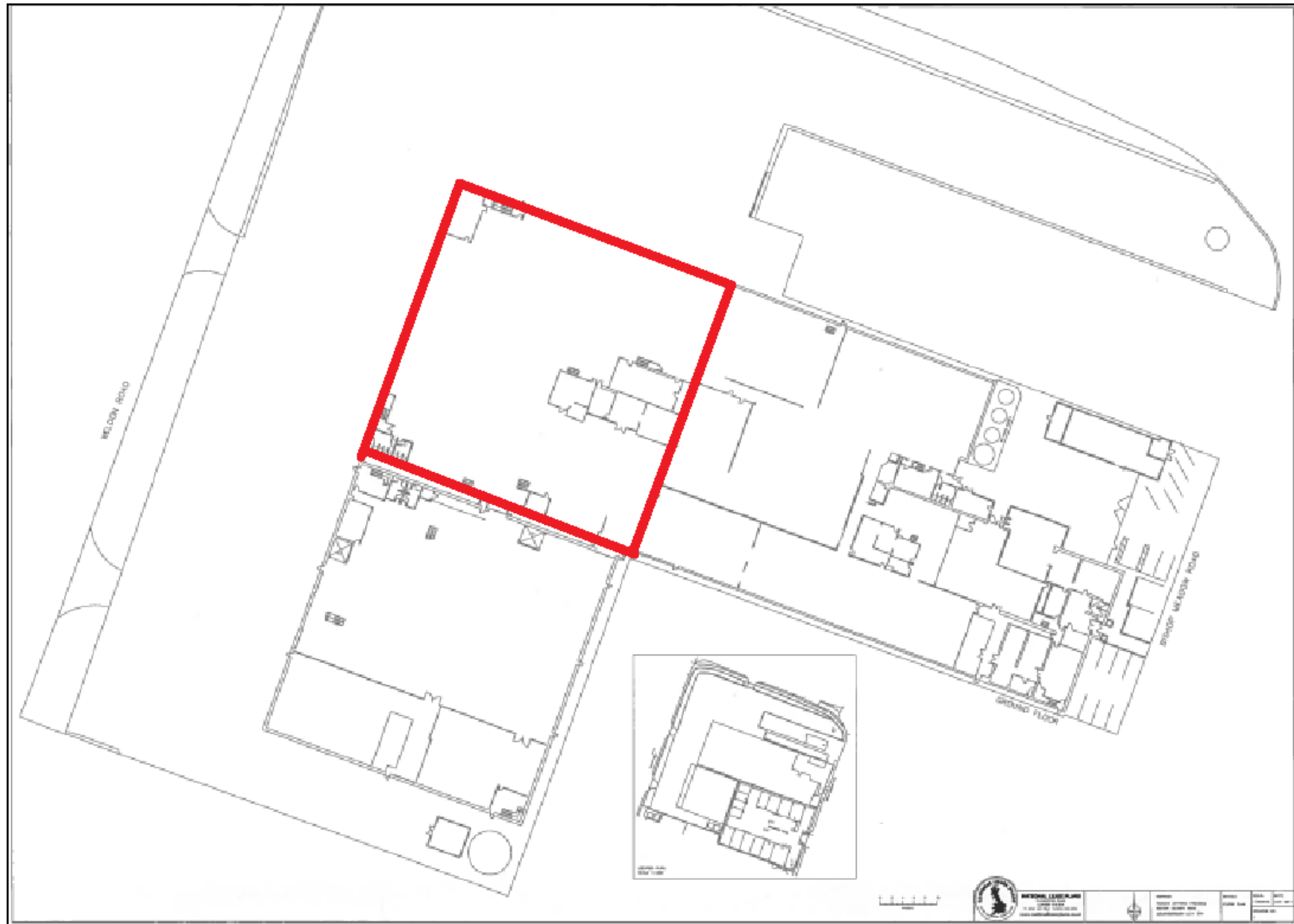
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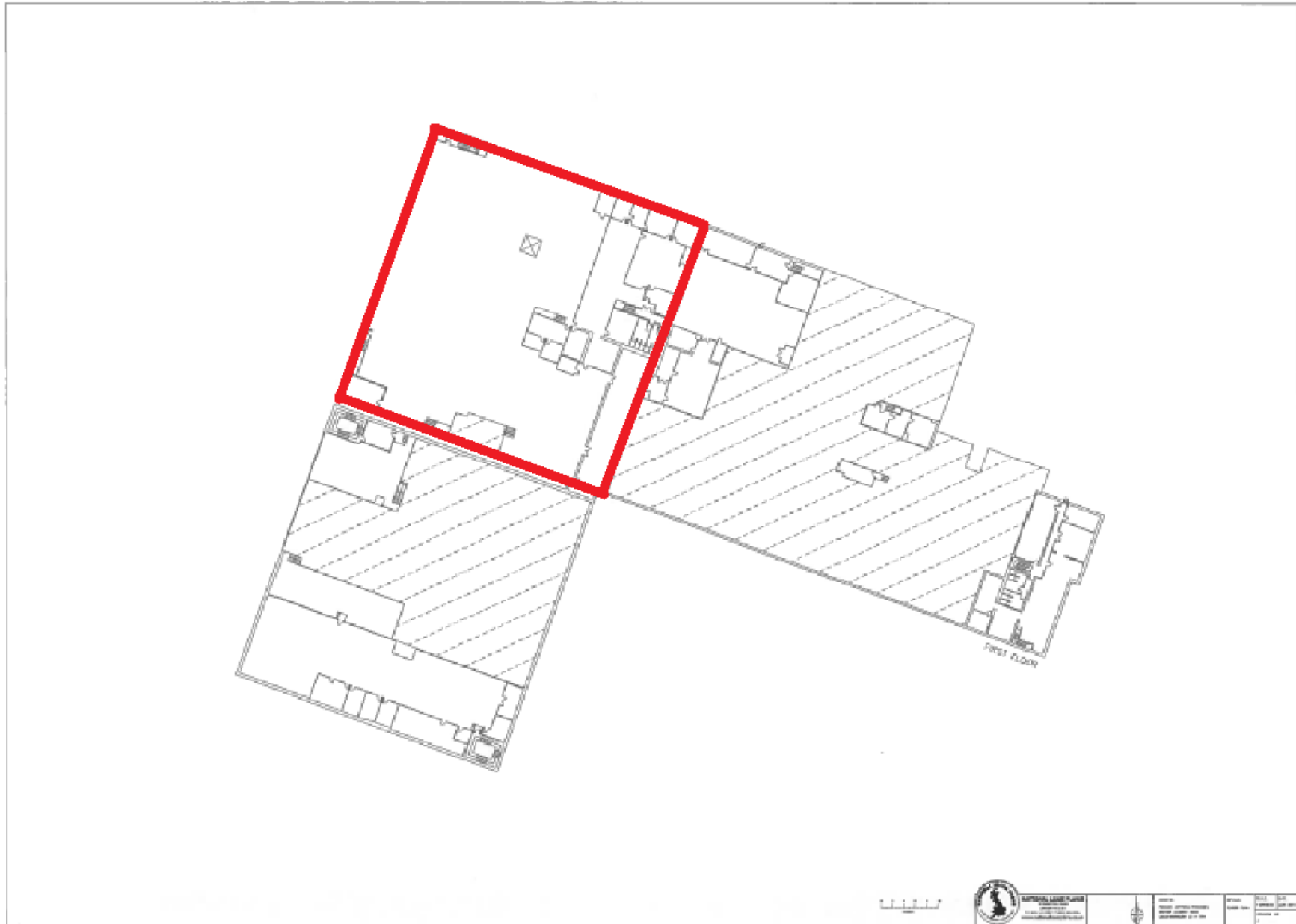
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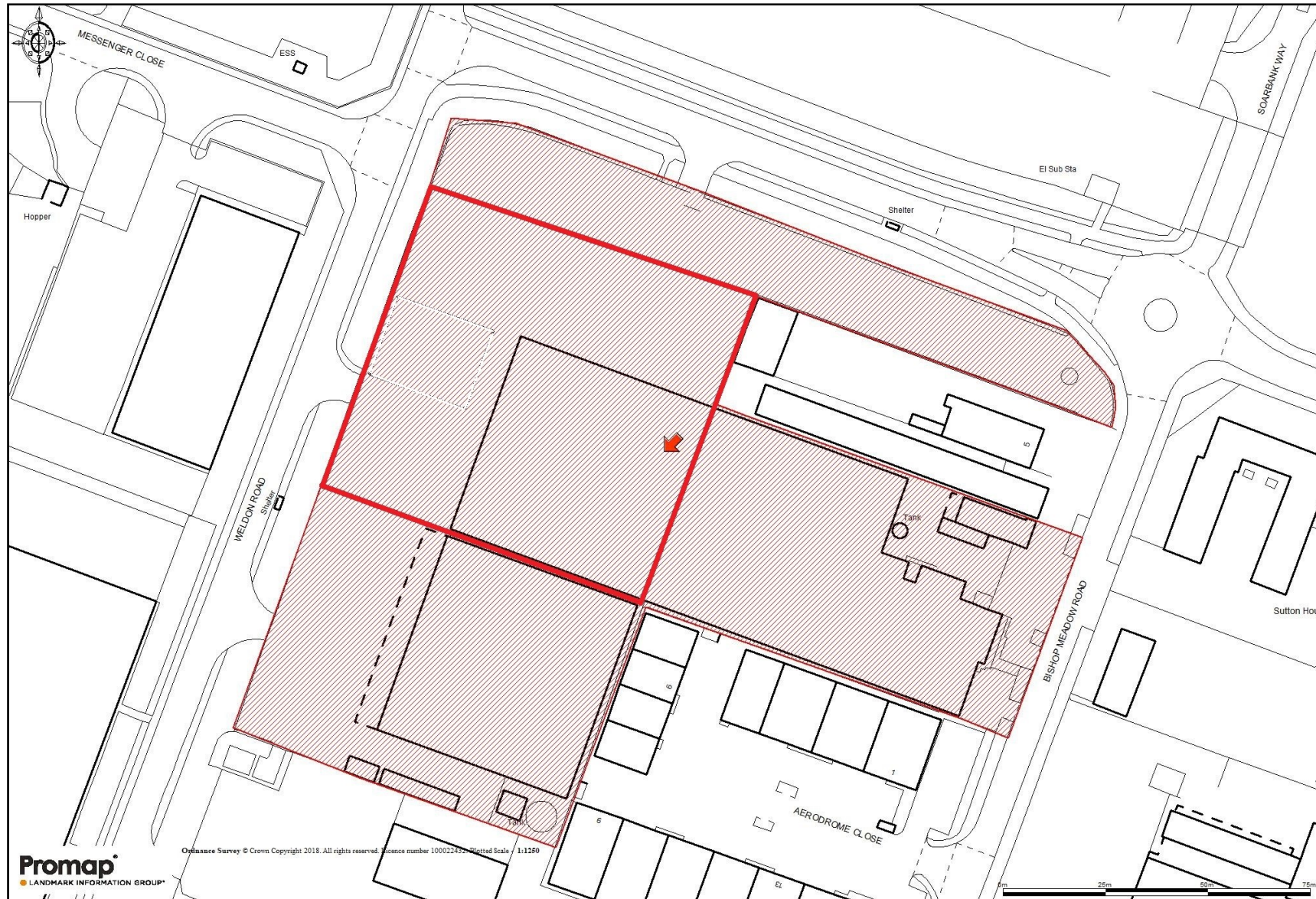
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## IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations