

DETACHED INDUSTRIAL UNIT WITH EXTENSIVE FORECOURT

Cumberland Road, Loughborough, Leicestershire, LE11 5DE



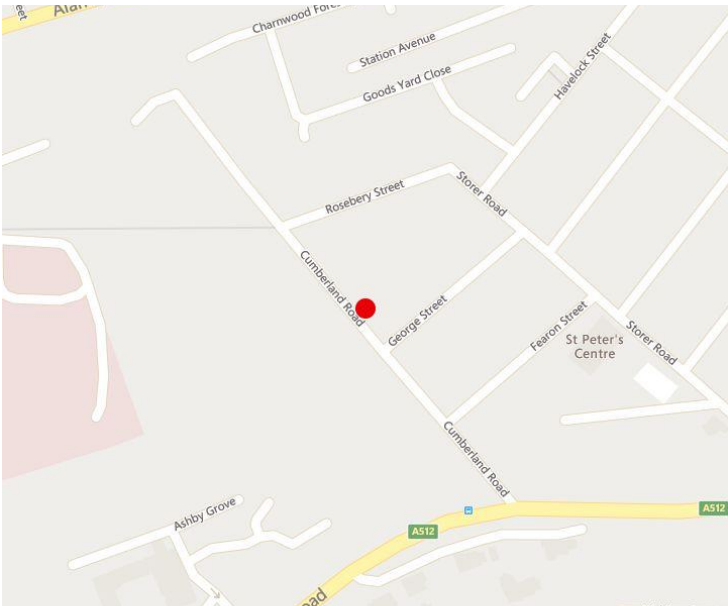
4,651 Sq Ft (432.08 Sq M)

£36,000 per annum exclusive

- ▶ Close proximity to ring road
- ▶ Extensive mezzanine- 120.13sq.m (1,293sq.ft)
- ▶ Clear span accommodation
- ▶ 5.4m to eaves

LOCATION

The property is situated at the head of Cumberland Road, which is located off Ashby Road (A512), with close proximity to Epinal Way (A6004). The property is conveniently placed for access to Loughborough Town Centre and the M1 Motorway Junction 23 (1.8 miles).



DESCRIPTION

A detached warehouse unit of conventional steel portal frame construction with facing brickwork under a pitched roof incorporating translucent roof lights. A main loading door provides access to clear span warehouse with an eaves height of 5.4m.

To the front of the property is a staircase leading to first floor office accommodation. There is also an extensive mezzanine within the warehouse.

Externally, there is a secure forecourt providing loading and parking.

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £29,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	4,134	384.05
F/F Office	517	48.03
Mezzanine	1,293	120.12
Total	4,651	432.08

All areas are quoted in accordance with the RICS Code of Measuring Practice

SERVICES

It is understood that main services include electricity (including 3 phase), water and drainage.

EPC

The property has an Energy Rating of E
The EPC will be valid until 28 April 2028

PLANNING

We understand that the property has an established use for B8 (warehouse) activity. We are not aware of any working hour restrictions. The property may be suitable for light industrial activity, subject to planning.

RENT

£36,000 per annum exclusive

VAT

We understand that VAT is not payable.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk

0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.