

Modern light industrial / warehouse unit located on a well established industrial estate in Loughborough

202m²
(2,178ft²)

- Open plan production/storage space with offices
- To be refurbished to a high standard
- Full height roller shutter door
- 3.7m eaves
- Located on a well-established industrial site
- Available October 2025



TO LET



Location



Gallery



Contact



Location



Gallery



Contact

Location

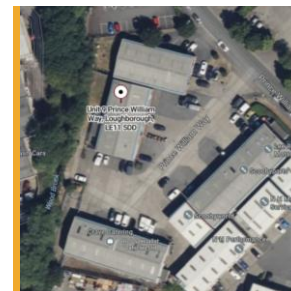
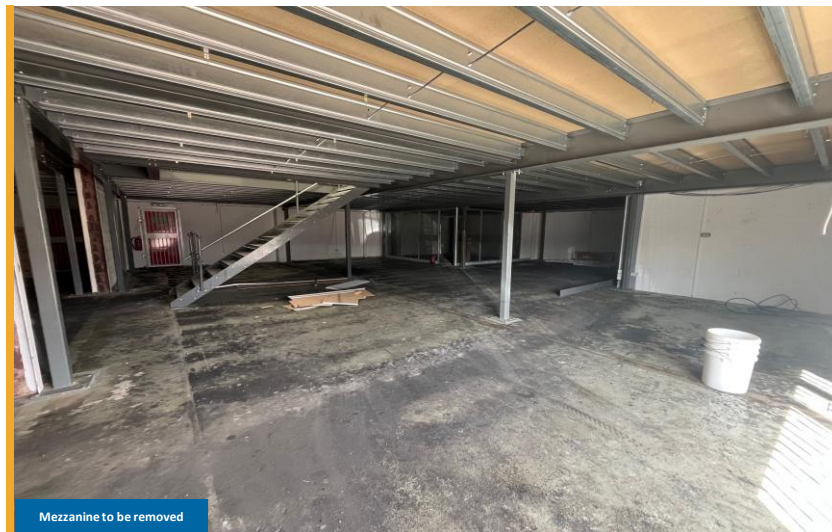
The property is located on Prince William Way, just off the A6004 (Belton Road) in central Loughborough. The property benefits from strong transport links being 0.6 miles to the A6, 1 mile to the A60 and 4 miles to J23 of the M1 and just 1 mile away from Loughborough Train Station.

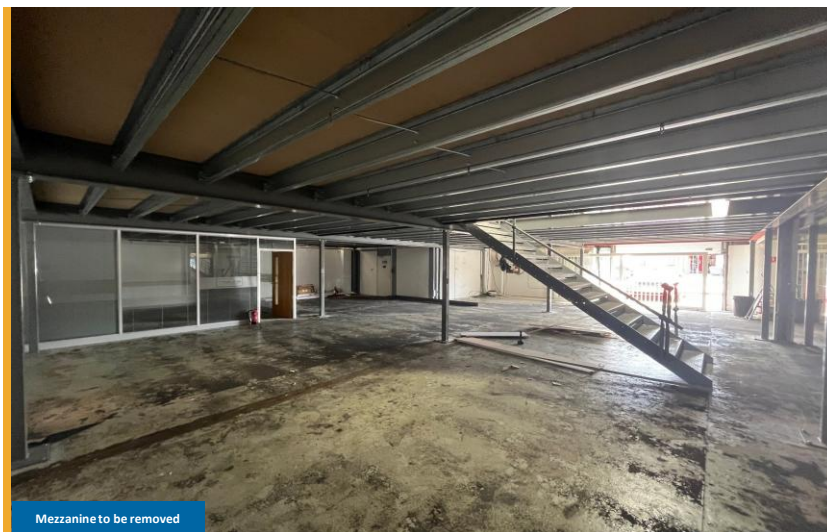
Description

The unit comprises a semi-detached secure light industrial unit on a shared courtyard with good sized front yard and a car parking area with 3 marked spaces. The property is a very presentable, steel portal framed unit with brick and clad elevations.

The specification of the unit includes:

- 3.7m eaves
- LED lighting
- Three phase power supply
- Manually operated roller shutter door
- Double glazed windows
- WC and kitchen facilities
- Front office area
- 3 parking spaces to the front of the unit
- Insulated roof





Floor Areas

From measurements taken on site we calculate the gross internal area of the property to be:

202m² (2,178ft²)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

Lease Terms

The property is available on a new lease by way of a full repairing and insuring lease at a rent of:

**£21,800 per annum exclusive
(Twenty-One Thousand Eight Hundred Pounds)**

Service charge and insurance is included within the rent.

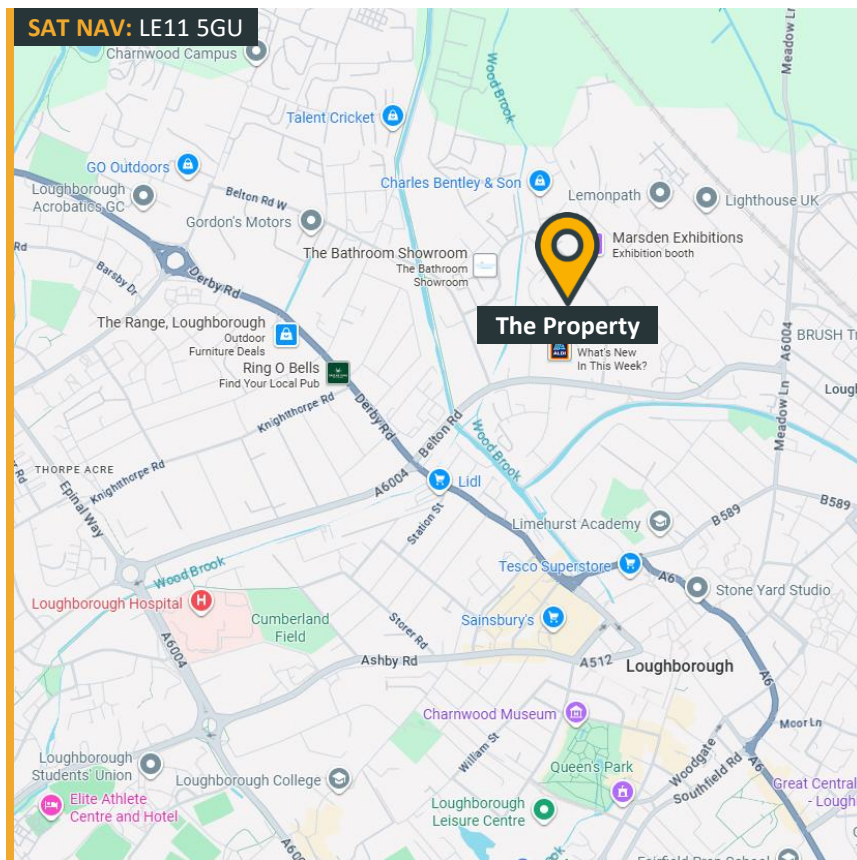
Business Rates

From enquiries of the VOA website, we understand the following:

Rateable Value from 1 April 2023: £14,500

The unit may be eligible for small business rates relief depending on the occupier's individual circumstances.

(This information is for guidance purposes only and prospective tenants are advised to undertake their own enquiries with the Local Authority)



VAT

VAT applies to the rent and other payments due under the lease.

EPC

To be reassessed once refurbishment is complete.

Use

The property is B2 and B8 use classification for storage and distribution.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.