



FOR SALE

3 new build industrial units

Approximately
464.51 m² - 1,393.53 m²
(5,000 ft² - 15,000 ft²)



Guidance Court
Navigation Way
Loughborough
LE11 1QD

**MATHER
JAMIE**
01509 233433

© Getmapping plc 2018. Plotted Scale - 1:1250

LOCATION

Guidance Court is well-located on Navigation Way within Loughborough's premier industrial estate located off Belton Road to the rear of the Toyota Garage.

The property's location is shown on the plan within these particulars.

DESCRIPTION

New build industrial accommodation to the following specification:

- Steel portal frame with solid concrete floor
- Internal clearance to eaves 6 meters
- External elevational cladding and brickwork
- Pitched roof incorporating 10% translucent light panels
- 3-phase power supply
- WC provision
- External shared yard and 6 car spaces per unit
- Gas supply

ACCOMMODATION

| | | |
|--------|-----------------------|--------------------------|
| Unit 1 | 464.51 m ² | (5,000 ft ²) |
| Unit 2 | 464.51 m ² | (5,000 ft ²) |
| Unit 3 | 464.51 m ² | (5,000 ft ²) |

TIMING

Construction of the buildings is due to commence Spring 2018 and available for occupation in Autumn 2018.

TENURE

The units are available freehold.

PRICE

The units are each available at £650,000 plus VAT

BUSINESS RATES

| | |
|------------------|---------------------------------|
| Local Authority: | Charnwood Borough Council |
| Period: | 2018/2019 |
| Rateable Value: | To be assessed once constructed |

LEGAL COSTS

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

VAT

VAT will be charged on the sale price.

EPC's

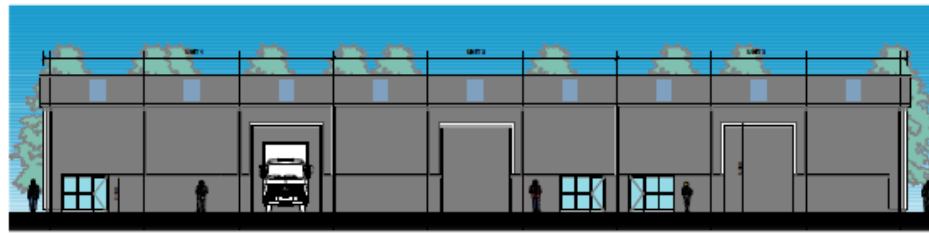
EPC's for the units will be provided once they have been constructed.

PLANNING

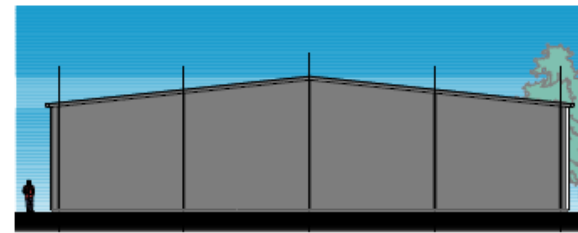
We understand the site has planning consent (Application no: P/17/1795/2) for Class B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987.

CONTACT: Alex Reid MRICS
EMAIL: alex.reid@matherjamie.co.uk

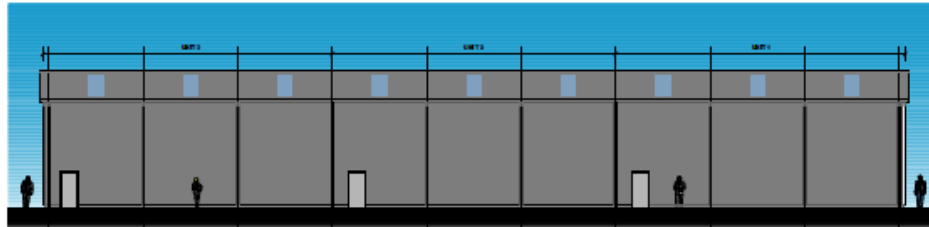
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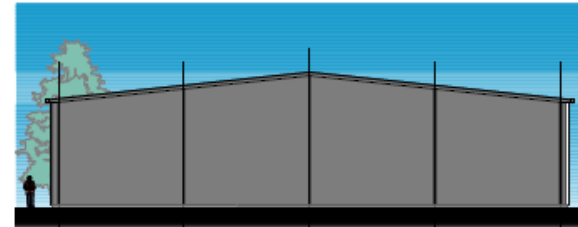
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

1. The building shall be constructed in accordance with the following:
- 1.1. The building shall be constructed in accordance with the following:
 - 1.2. The building shall be constructed in accordance with the following:
 - 1.3. The building shall be constructed in accordance with the following:

MATERIALS

WALLS: EXTERIOR: PRECAST CONCRETE WITH POLYMER MODIFIED RENDER. INTERIOR: GYPSONUM BOARD. ROOF: CORRUGATED GALVANIZED STEEL. FLOOR: POLISHED CONCRETE. FINISHES: EXTERIOR: WHITE WASH. INTERIOR: WHITE WASH. ROOF: GALVANIZED STEEL. FLOOR: POLISHED CONCRETE.

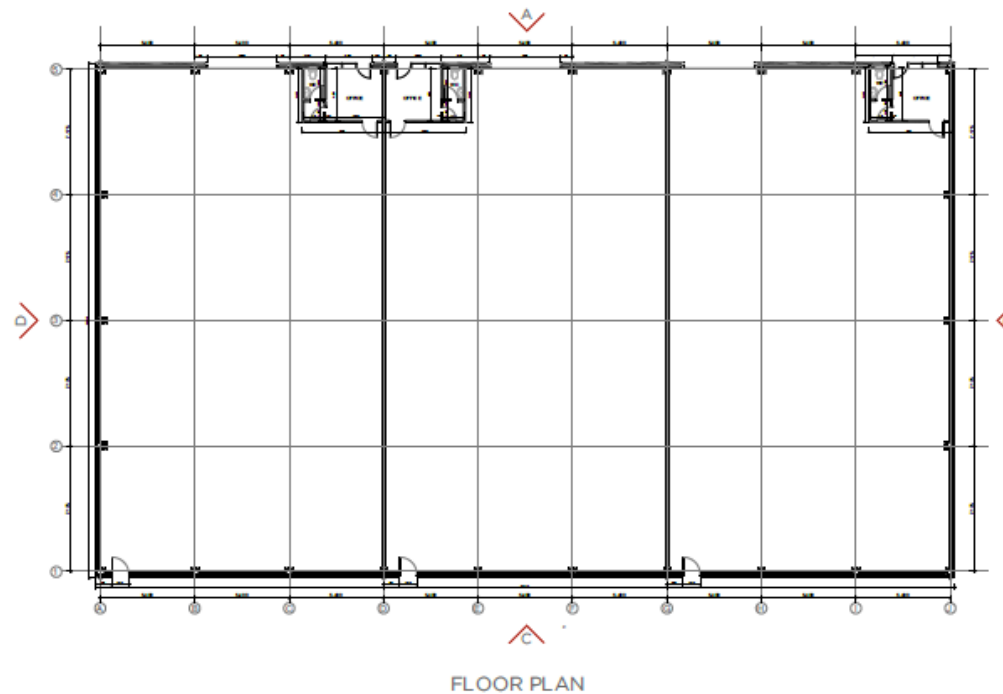
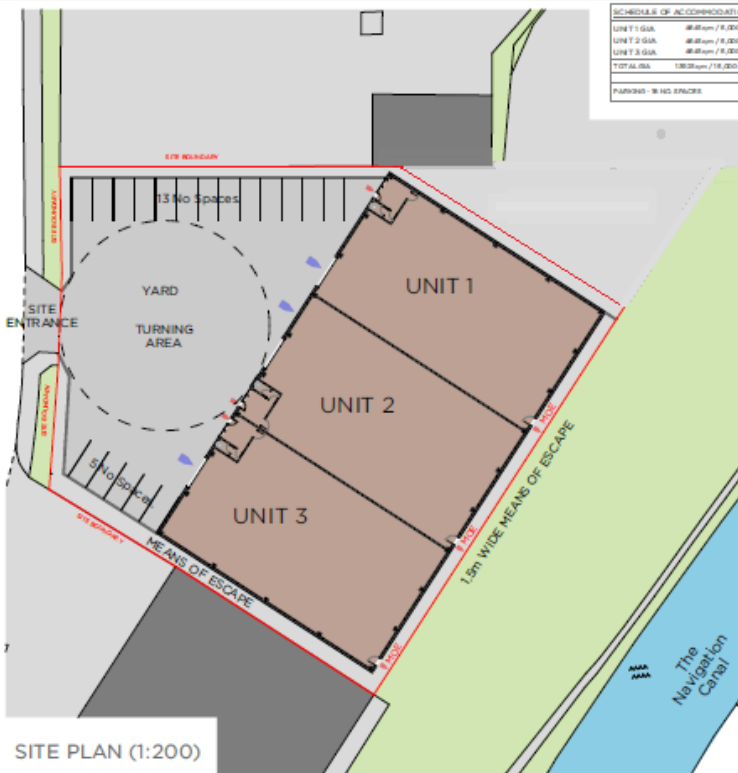
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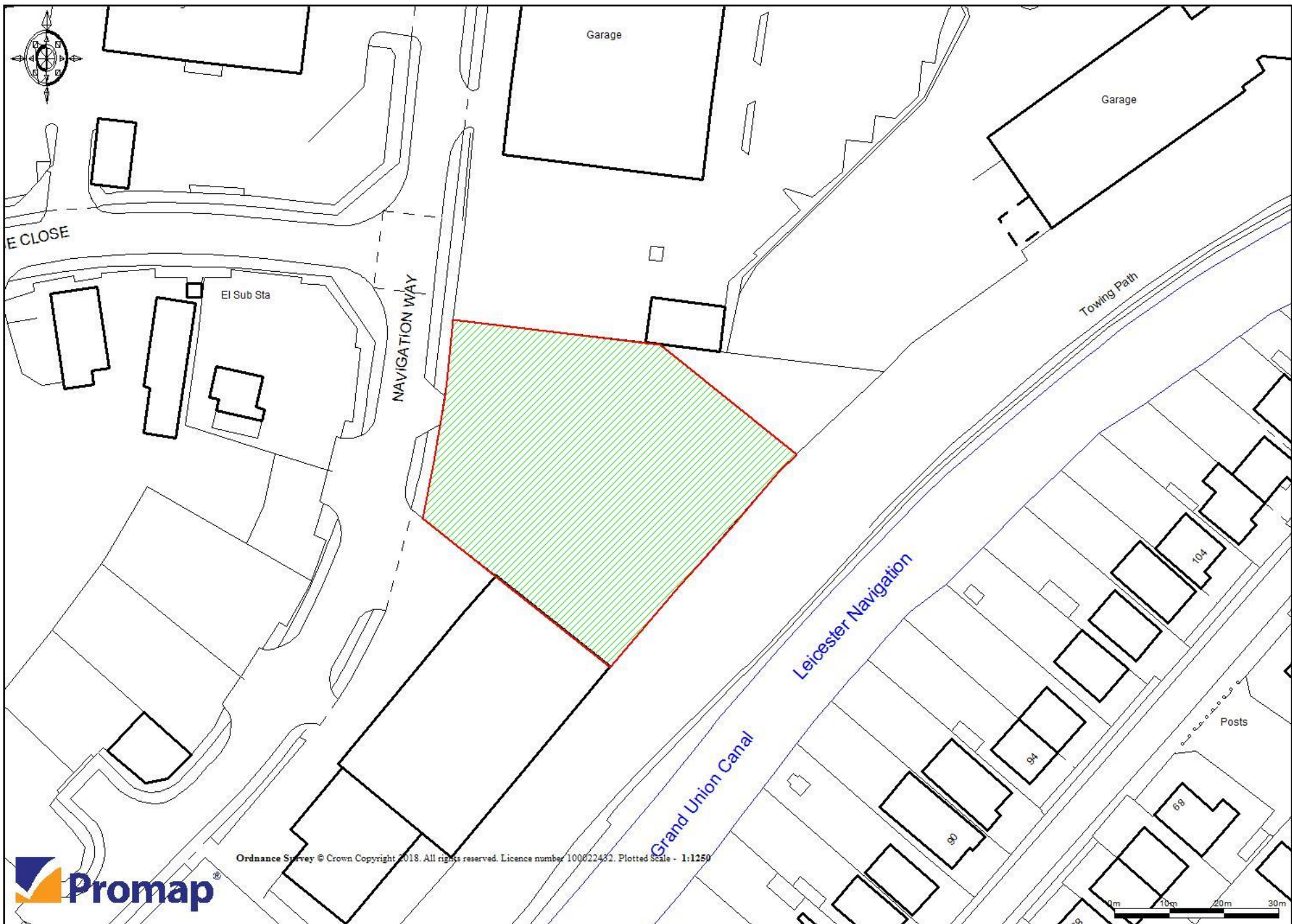
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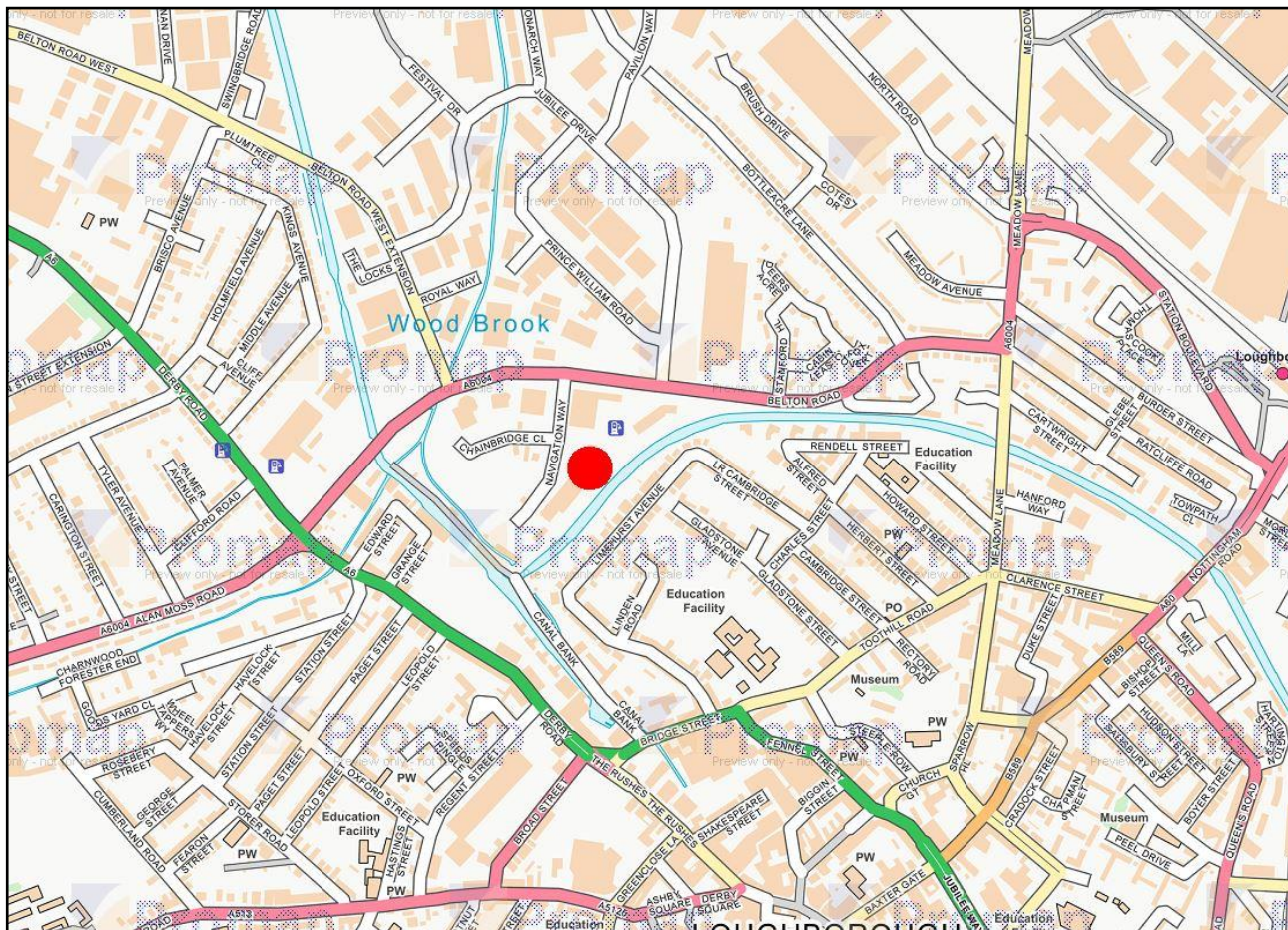
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gwh

www.gwh.co.uk





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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their 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 and 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.