

FOR SALE

INDUSTRIAL/WORKSHOP UNIT

Plot A + Station Avenue

LOUGHBOROUGH + LE11 5DZ



7,255 Sq Ft
(673.99 Sq M)

£450,000 for the Freehold

- 0.66 acres
- Development potential STP
- Close to the A6 Leicester/Derby trunk road



LOCATION

Station Avenue is located off the main A6 Leicester/Derby Trunk Road, ½ mile north of Loughborough town centre. The site borders the Burleigh Brook to the northern boundary with residential developments to the south & west boundaries.

The site is within close proximity to the Belton Park industrial estate servicing a number of the town's main employers including 3M Healthcare and Artform international. Loughborough is a market town in the East Midlands distant to the following:

- Leicester 12 miles
- Nottingham 16 miles
- Derby 22 miles
- M1 (J23) 3 miles

THE PROPERTY



SAT NAV: LE11 5DZ

DESCRIPTION

The site is approximately 0.66 acres. The property is an open plan workshop of portal frame construction (eaves of 3.3m) with brick elevations under a pitched asbestos sheet covering. Vehicular access is via a roller shutter to the front elevation. Internally the accommodation provides a reception leading to offices, kitchen and WC facilities adjoining the main workshop. Externally there is a large concrete forecourt providing ample loading and car parking. The site is secured with perimeter fencing

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Workshop/office/WC's	7,255	674
TOTAL	7,255	674

RATING ASSESSMENT

Rateable Value (2017): £28,250
U.B.R (2017/2018): £0.479
Est. Rates Payable (2017/18): £13,531.75

Rating information is for guidance purposes only and should not be relied upon.



ENERGY PERFORMANCE CERT.

An EPC is available on request.

PRICE

£450,000 for the Freehold

VAT

Prices are quoted excluding VAT.

VIEWING

Strictly by appointment with the sole agent

Tom Meynell
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