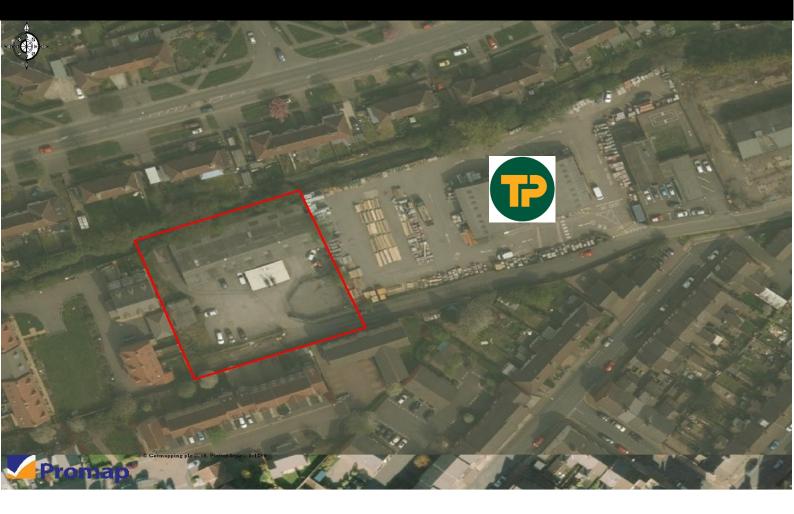
FOR SALE



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



Plot A + Station Avenue LOUGHBOROUGH + LE11 5DZ



LOCATION

Station Avenue is located off the main A6 Leicester/Derby Trunk Road, ½ mile north of Loughborough town centre. The site boarders 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 Knighthorpe Norte Nor

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 Malcolm Grayson
BSc MRICS BSc MRICS

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