

industriai

Unit 5 | Windmill Road Trading Estate

💡 Windmill Road, Loughborough, LE11 1RA

Unit 5 | 2,113 sq ft

Ideal starter unit available soon

Situated on a well-established industrial estate, this unit is ideally suited for a variety of business needs including light industrial, warehouse, retail/trade counter and storage space.

Windmill Road Industrial Estate is less than mile from Loughborough town centre with easy access to Loughborough University and train station.



New



🗸 Unit Summary

- 3 Phase Power
- Ideal Trade Counter Units
- Flexible Space
- 24 Hour Access
- Car Parking
- WC facilities



	Per Annum	Per Sq Ft
Rent	£18,300.00	£8.66
Rates	£6,804.00	£3.22
Maintenance Charge	£3,600.00	£1.70
Insurance	£422.60	£0.20
Total Cost	£29,126.60	£13.78

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see http://www.nou.uk/annu/doc.businesc-rate.relief@mail.businesc-rate.rate.for

For more info please visit: <u>unit.info/UIP0101566</u>

+440 808 169 7554

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Additional Information

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	C (62)	



enquiries@industrials.co.uk +440 808 169 7554

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Road



The A6 connects with the A46 and M1 to the south, with the A512 Ashby Road, immediately to the north, providing access to Junction 23 of the M1 within approximately 4 miles.

Airport

East Midlands Airport is located approximately 10 miles to the north of the property and is within a 20 minute drive time.

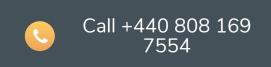
Rail

The A6 connects with the A46 and M1 to the south, with the A512 Ashby Road, immediately to the north, providing access to Junction 23 of the M1 within approximately 4 miles.

Key Contact



"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."





For more info please visit: <u>unit.info/UIP0101566</u>

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