

Industrial

# Unit 8 | Windmill Road Trading Estate

📍 Windmill Road, Loughborough, LE11 1RA

## Unit 8 | 2,113 sq ft

Ideal starter unit available now

Situated on a well-established industrial estate, this unit benefits from a front service yard with car parking facilities and the estate is securely gated. The 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.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- Premier Industrial Location
- Flexible Space
- Roof Lights
- Electric Roller Shutter Door
- Ideal Trade Counter Units

View Floor Plans →

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£18,300.00	£8.66
Rates	£5,796.00	£2.74
Maintenance Charge	£3,600.00	£1.70
Insurance	£422.60	£0.20
<b>Total Cost</b>	<b>£28,118.60</b>	<b>£13.31</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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 <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0101569](http://unit.info/UIP0101569)

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## Location

Windmill Road industrial estate is less than a mile from Loughborough town centre with easy access to Loughborough University and train station.



### 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.

## 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 (65)

## Key Contact



### Rebecca Beddows

Customer Engagement Manager

"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."



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