

**MATHER
JAMIE**
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**Unit 3 Illuma House
Gelders Hall Road
Shepshed
LE12 9NH**

TO LET
£115,000 pax



Warehouse / Offices

1,321.6 sq m (14,226 sq ft)

Unit 3 Illuma House, Gelders Hall Road, Shepshed, Leics, LE12 9NH

DESCRIPTION

The property comprises a modern, portal frame, mid-terrace warehouse with integral two-storey offices fitted to a high standard.

The offices benefit from suspended ceilings with inset Cat II lighting, gas central heating, partial air conditioning and provide a mixture of open plan, general and private offices, including WC facilities at ground and first floors together with kitchen.

Within the main warehouse is additional works WCs and warehouse office.

The warehouse has Powrmatic gas fired blower heaters, 10% translucent light panels, solid concrete floor and internal clearance to underside of haunch 6.5 metres.

ACCOMMODATION

Ground Floor	1,218.92 sq m	(13,120 sq ft)
First Floor	102.68 sq m	(1,105 sq ft)
Total	1,321.6 sq m	(14,226 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£115,000 (one hundred and fifty thousand pounds) per annum exclusive.



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VAT

VAT will be charged on the rent.

SERVICE CHARGE

There is a service charge applicable which is based on floor area, with contribution towards common parts, this being the main roadway providing access to the unit. Currently there is no annual service charge raised, as any costs are dealt with on an ad hoc basis.

BUSINESS RATES

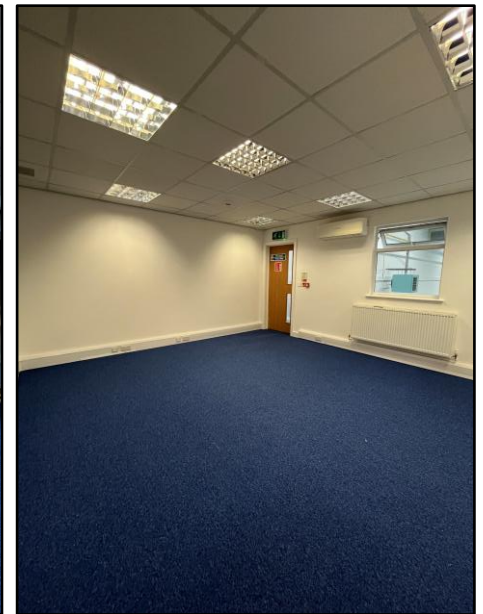
Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £75,000

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 114 within Band E. The EPC is valid until 29 October 2033.



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PLANNING

We understand the premises have authorised planning consent under Class E / B2 / B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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LOCATION

Located at the heart of the "Golden Triangle", Gelders Hall Industrial Estate occupies a position within Shepshed approximately 1 mile from Junction 23 of the M1 motorway, providing an ideal logistics hub location for the majority of the UK.



what3words: ///worthy.minder.cobbles



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:
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
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
Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
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
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