MATHER JAMIE

01509 233433

2nd Floor Office Suites
Bishop Meadow Road
Loughborough
LE11 5TH

TO LET
From £5,000 - £14,000 pax

17 Car Parking Spaces &
Space for a 20ft storage container



2nd Floor Modern Office Suites

18.58 sq m – 130.06 sq m
(200 sq ft – 1,400 sq ft)

2nd Floor Office Suites, Bishop Meadow Road, Loughborough, LE11 5TH

DESCRIPTION

The offices form part of a substantial three-storey office building fitted to a good standard, providing attractive office accommodation in both private and open-plan office space at ground, first and second floors. Air conditioning has been fitted to Suite C1.

The property benefits from good natural light with parking immediately to the front elevation of the property, plus additional car park available nearby providing:

Suite C1
15 side car parking spaces

Suite C2
2 front car parking spaces





ACCOMMODATION

Suite C1	111.48 sq m	(1,200 sq ft)
Suite C2	18.58 sq m	(200 sq ft)
Total	**130.06 sq m**	**(1,400 sq ft)**

RENT

Suite C1 - £14,000 (fourteen thousand pounds) per annum exclusive

Suite C2 - £5,000 (five thousand pounds) per annum exclusive

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VAT

VAT will be charged on the rent.

TENURE

The office suites are available by way of a new lease on terms to be agreed.

SERVICE CHARGE

Contribution for maintenance of common car parking and gate access from Bakewell Road.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: To be re-assessed

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.





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LOCATION

The subject property fronts Bishop Meadow Road. The estate is a well-established mixed industrial commercial location to the north of Loughborough town centre with good road links via the A6 Loughborough/Derby trunk road and the A512 to Junctions 24 and 23 of the M1 motorway both approximately 5 miles distant.

Other major occupiers in the location include 3M, Fisher Scientific, Jayplas and the former Astra Zeneca research development site now known as Charnwood Campus which now includes the Almac Group.

what3words: ///wires.wins.lanes

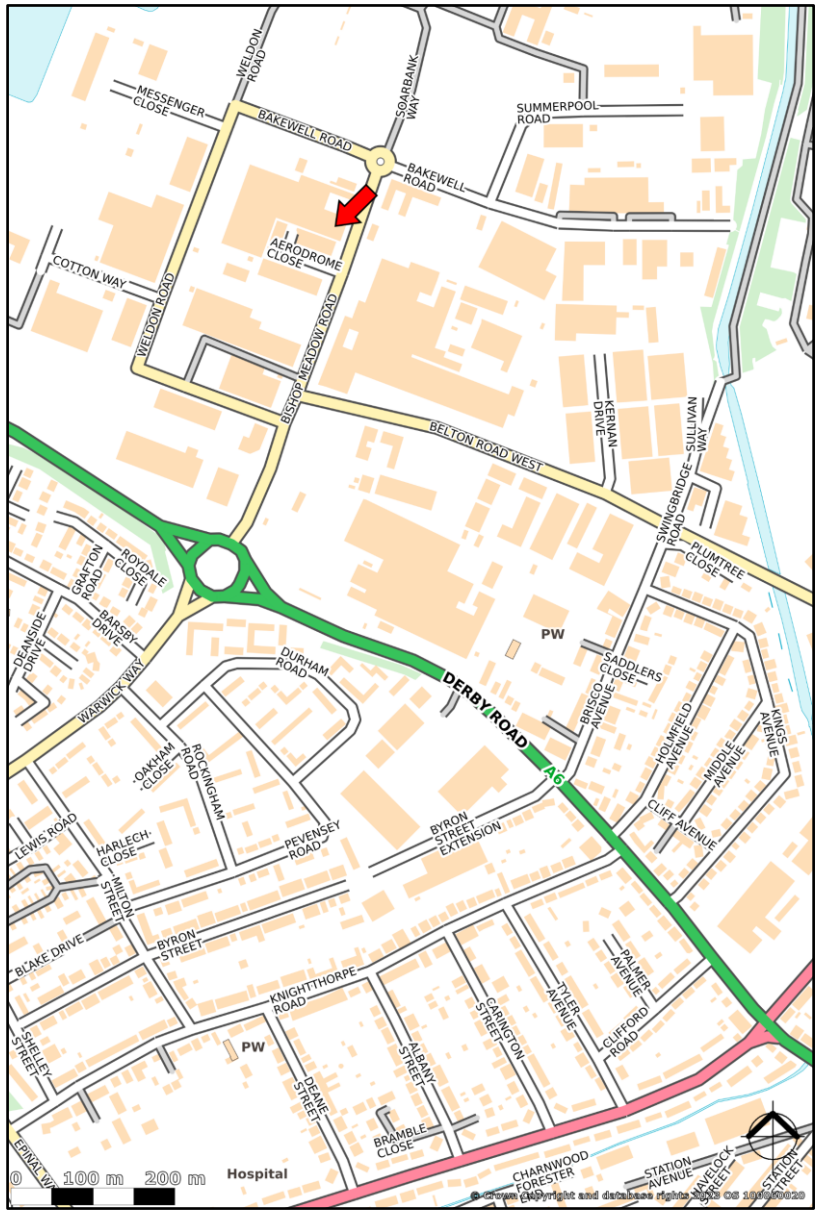
PLANNING

We understand the offices have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987. Interested parties should satisfy themselves that their intended use will satisfy current planning regulations by contacting Charnwood Borough Council.

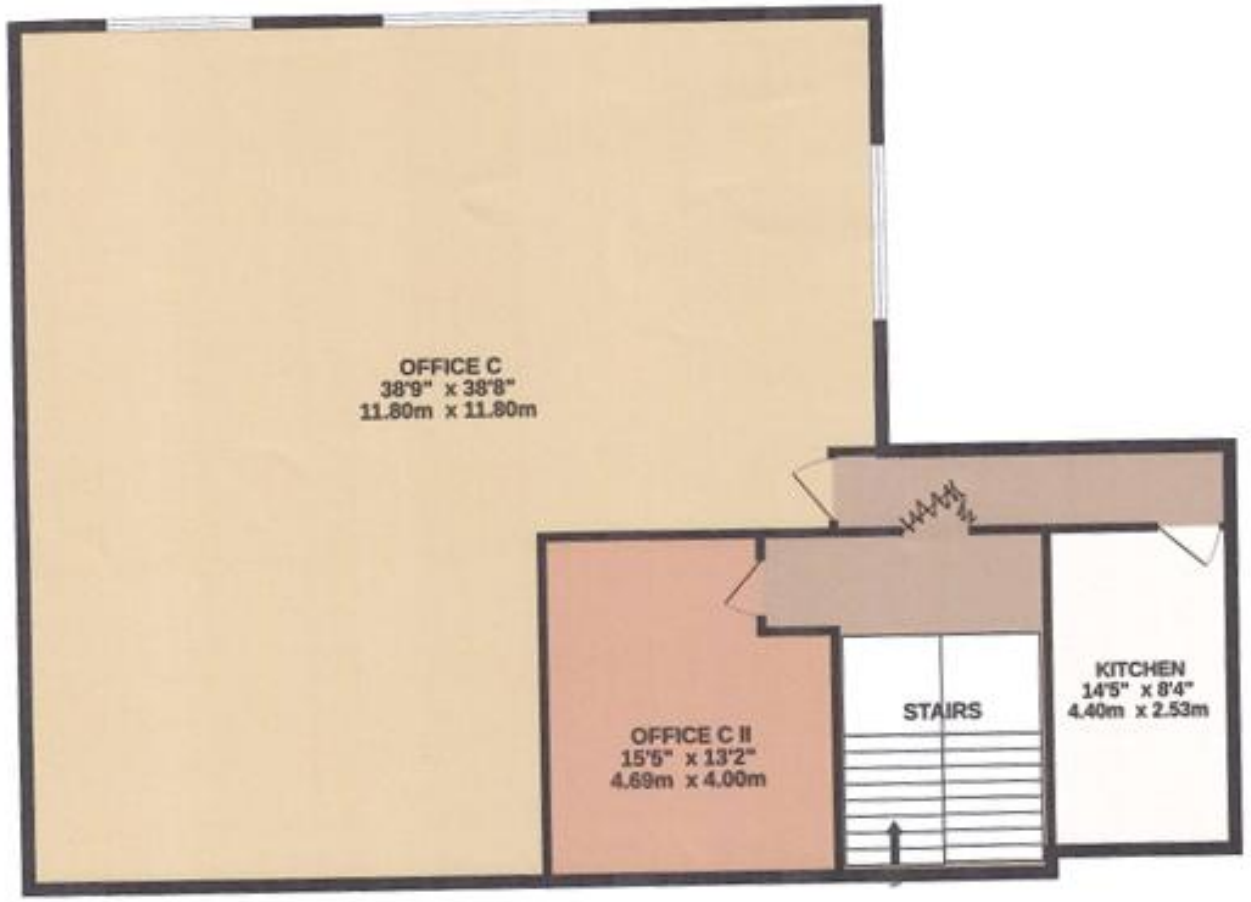
OFSI SANCTIONS CHECK

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 Credas/Landmark Agent.



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SECOND FLOOR OFFICES RHS - OFFICE C

2nd Floor Office Suites, Bishop Meadow Road, Loughborough, LE11 5TH

Car Parking Plan

Land App

Green – Second floor Suite 1 – 16 spaces
Blue – Second floor Suite 2 – 18 spaces



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MATHER JAMIE 01509 233433

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Scale 1:1076 (at A4)

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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