

**MATHER
JAMIE**

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**Units A1-A5 Swingbridge Road
Loughborough
Leics
LE11 5JD**

FOR SALE

Offers in excess of £1,000,000



**Substantial block of small industrial warehouse units
offering opportunity to owner occupiers and developers
for refurbishment**

**1,671.1 sq m (17,989 sq ft)
Site Area approximately 0.899 acres**

Units A1-A5 Swingbridge Road, Loughborough, Leics, LE11 5JD

DESCRIPTION

The subject property comprises a terrace of five units with yard areas to the front, rear and both side elevations.

The property is of light steel truss construction beneath a pitched roof with brick and block to eaves, solid concrete flooring and internal clearance to eaves of approximately 4.8m.

Units A3 and A4 benefit from integral two-storey offices.

Having previously been occupied as a single unit, arranged as five interlocking units ranging from 1,245 sq ft – 5,204 sq ft, this offers the opportunity for investor developer, owner occupiers and traders the opportunity for refurbishment, either for own occupation or splitting into multiple units with potential redevelopment options which may include wider users.

TENURE

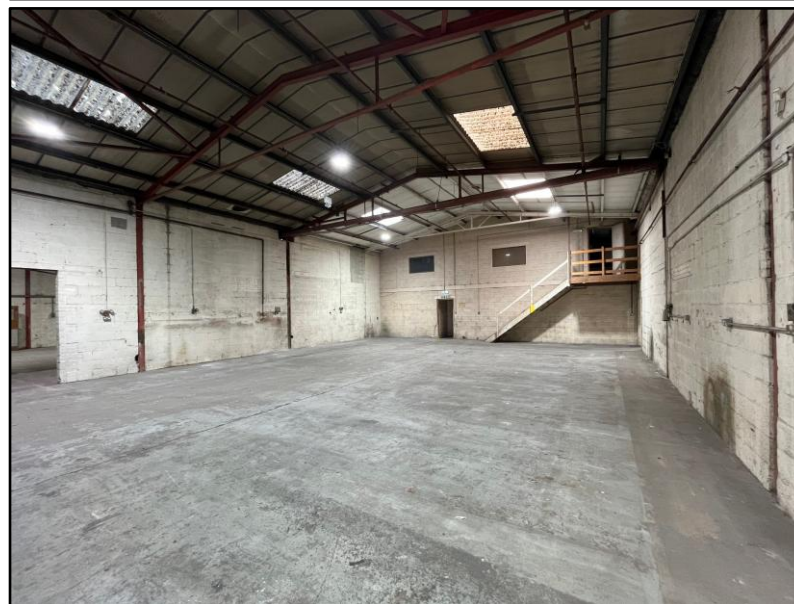
The property is available freehold with vacant possession.

PRICE

Offers in excess of **£1,000,000 (one million pounds)**.

VAT

The position regarding VAT is to be confirmed.



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ACCOMMODATION

Unit A1	115.63 sq m	(1,245 sq ft)
Unit A2 – Ground Floor	206.53 sq m	(2,223 sq ft)
Unit A2 – First Floor	Small Mezzanine	
Unit A3 – Ground Floor	299.96 sq m	(3,229 sq ft)
Unit A3 – First Floor	109.04 sq m	(1,174 sq ft)
Total		(4,403 sq ft)
Unit A4 – Ground Floor	394.51 sq m	(4,247 sq ft)
Unit A4 – First Floor	61.99 sq m	(667 sq ft)
Total		(4,914 sq ft)
Unit A5	483.44 sq m	(5,204 sq ft)
Total Ground Floor	1,500.07 sq m	(16,148 sq ft)
Total First Floor	171.03 sq m	(1,841 sq ft)
Total GIA	1,671.1 sq m	(17,989 sq ft)



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BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rateable Value: £63,000

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.

PLANNING

We understand the premises have authorised planning consent under Classes 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.

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

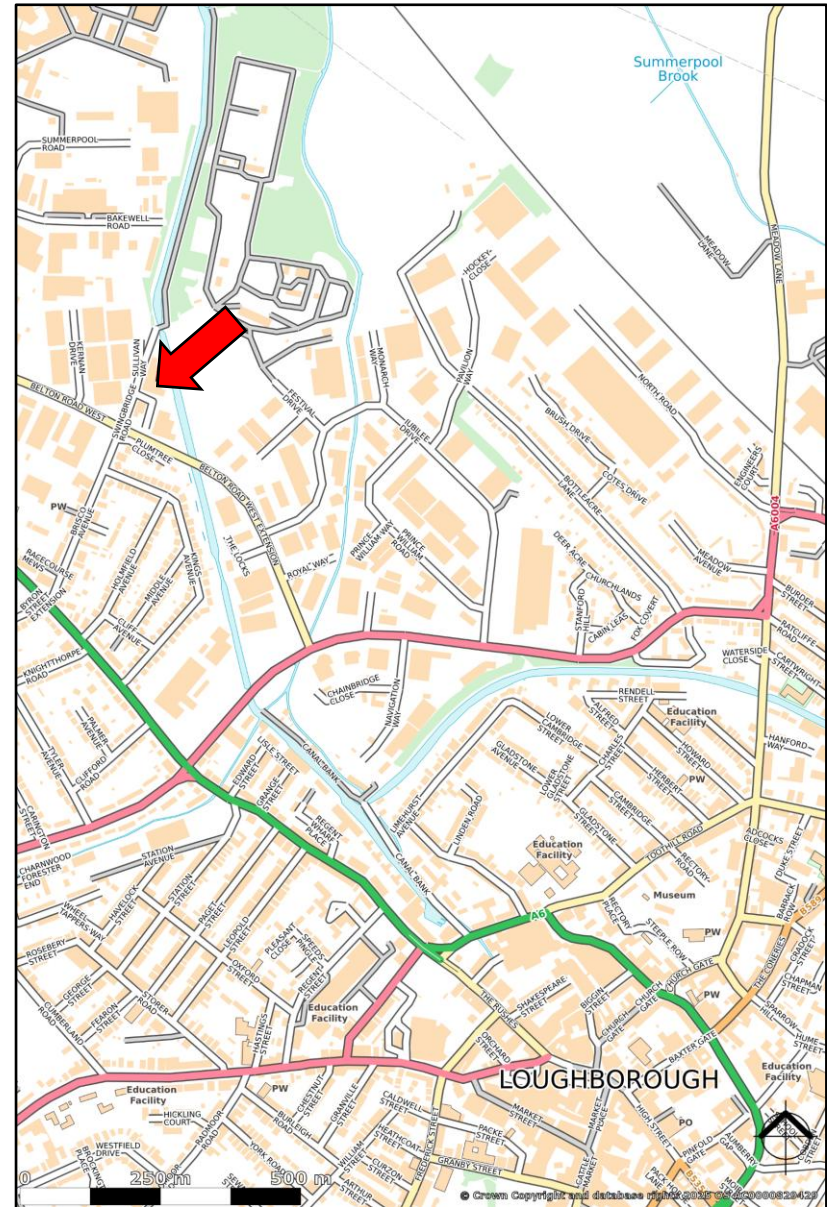
The property is situated on the eastern side of Swingbridge Road on Swingbridge Industrial Estate, which forms part of the larger well-established Belton Road Industrial Estate, approximately 1 mile to the north of Loughborough town centre. Swingbridge Road runs off the northern side of Belton Road West.

Nearby occupiers include Howdens, Eurocell, Kinch Bus, IRL Group and City Electrical Factors.

The estate is well-located for access to the A6 and Junctions 23 and 24 of the M1 motorway, both of which are within approximately 5 miles of the property.



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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