

Industrial

UNIT 1 | WINDMILL ROAD TRADING ESTATE

Windmill Road, Loughborough, LE11 1RA



UNIT 1 | 2,632 SQ FT

Industrial unit

Windmill Road is a well established industrial estate which has recently benefited from an external refurbishment. The unit space will suit a variety business needs including light industrial, warehouse, retail/trade counter and storage space. The unit benefits from having a newly installed electric roller shutter door and is equipped with energy efficient LED lighting. The unit also benefits from a front service yard and car parking facilities, the estate is also securely gated. Situated a mile from Loughborough Town Centre, it has good access to road links including the M1 making it ideal for optimising logistics and distribution networks.



Lease Type

New

✔ Unit Summary

- 24 Hour Access
- Electric Roller Shutter Door
- Ideal Trade Counter Units
- Secure Estate
- Car Parking
- WC facilities

£ Occupational Costs

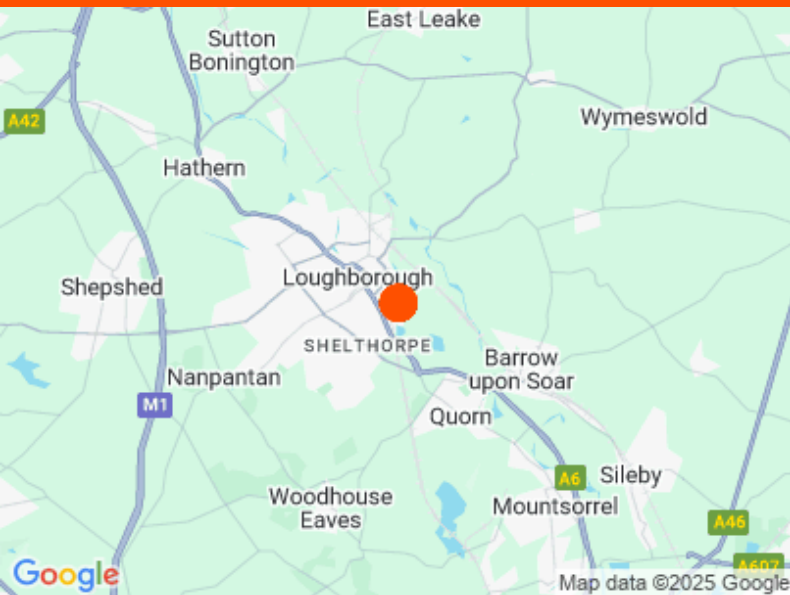
	Per Annum	Per Sq Ft
Rent	£26,200.00	£9.95
Rates	£7,000.00	£2.66
Maintenance Charge	£4,500.00	£1.71
Insurance	£526.40	£0.20
Total Cost	£38,226.40	£14.52

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 <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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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
M1: 4 miles



Airport
East Midlands Airport: 10 miles



Rail
Loughborough Train Station: 1 mile

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 (71)



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Key Contact



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Senior Customer Engagement Manager

"Rebecca joined Indurent 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 indurent.com"



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For more info please visit: unit.info/UIP0101562

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