

# Carillon Court

Loughborough

LE11 3XA

- SHOPPING CENTRE
- Successful retailing market town
- Located in the heart of Loughborough Town Centre
- 100 sq ft - 3,000 sq ft
- 340 space multistorey car park

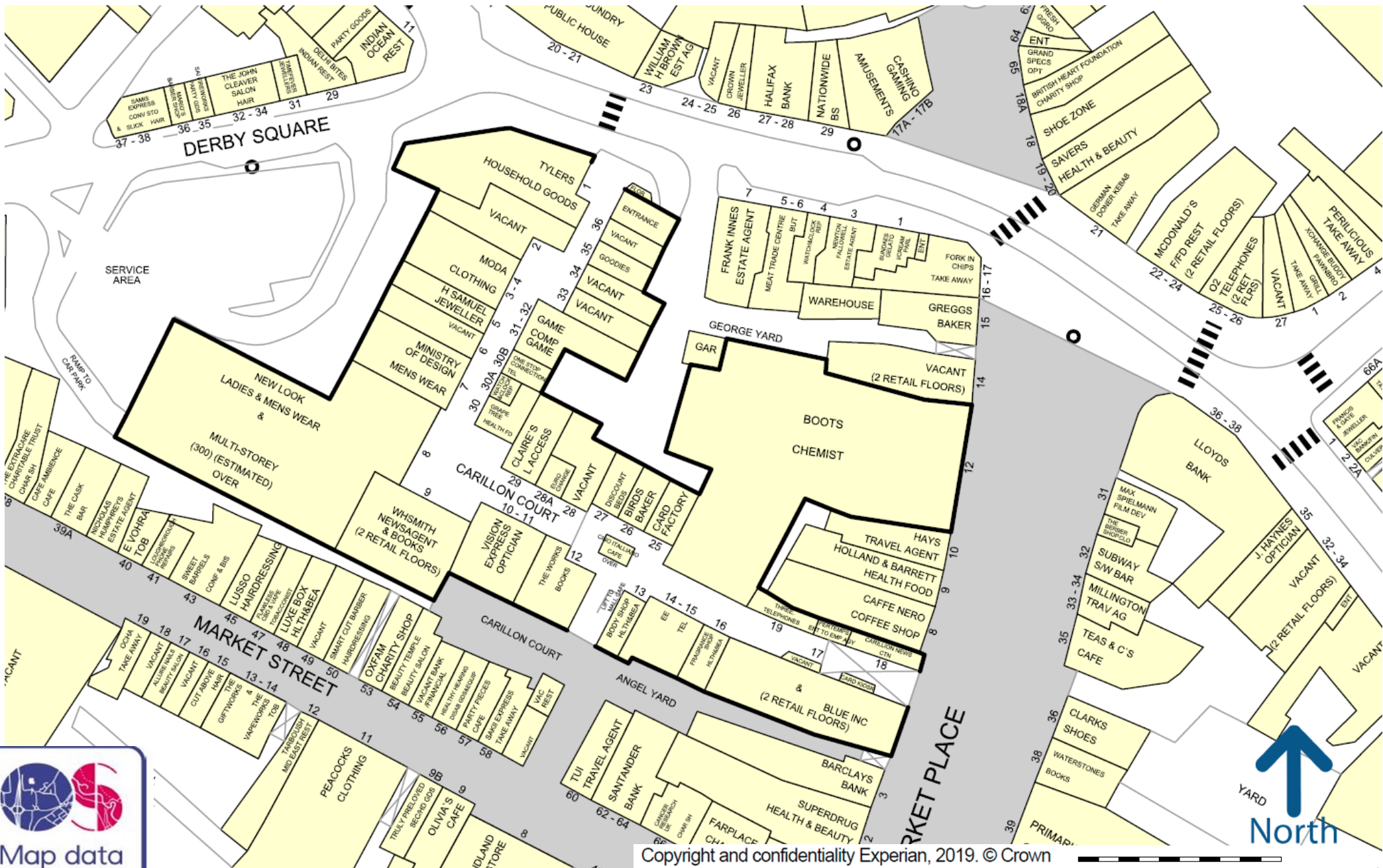


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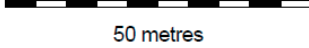
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### Location

Carillon Court is located in the heart of Loughborough Town Centre in the East Midlands. The shopping centre is accessible from Swan Street, Market Street and Market Place, with both the latter being strong retailing pitches within Loughborough. The Centre is also directly accessible from the 340 space public car park to the rear of the Shopping Centre. Loughborough is a successful retailing market town which has performed well historically and is also renowned for its impressive University which is known for excelling at sport.

### Description

We currently have a variety of units which are available immediately.

### Accommodation & Rents

Demise	Ground Floor Sq Ft	First Floor Sq Ft	Quoting Rent	Service Charge	Rates Payable
Unit 2	1,726	61	£18,500	£12,085	£12,828
Unit 3 – 4	1,729	908	On application	£18,006	£14,203
Unit 6	840	525	£15,000	£8,669	£7,534
Unit 17	2,987	2,718	On application	£37,450	£32,851
Unit 26	1,018	337	On application	£6,709	£12,350
Unit 28B	1,087	877	£17,500	£12,456	£17,883
Unit 34	759	727	£15,000	£8,977	£7,657
Unit 36	563	539	£12,500	£6,785	£6,299
Kiosk 1	246	N/A	£12,500	£2,008	£7,200
Kiosk 2	228	N/A	£12,500	£1,928	£7,200
Kiosk 6	73	N/A	£10,000	£617	£4,810

### Tenure

The units are available by way of a new lease for a term to be agreed on an effectively full repairing and insuring basis.

### VAT

VAT is chargeable on both the rent and service charge, all figures are quoted exclusive of VAT.

### Service Charge

Each unit has a weighted service charge proportional to the size of the unit.

### Rates

Interested parties are advised to make their own enquiries with the Local Authority (Charnwood Borough Council 01509 634666)

### EPC

An energy performance certificate has been commissioned and is available upon request.

SUBJECT TO CONTRACT

1. Whilst every care is taken in the preparation of these particulars Space RPC Limited and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property.

2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.