



Loughborough Technology Centre, Epinal Way,  
Loughborough, Leics,  
LE11 3GE



**BTG**  
Eddisons

# Loughborough Technology Centre

Epinal Way, Loughborough, Leicestershire, LE11 3GE



Agreement

To Let



Detail

Offices



Rent

£12.50 per sq ft



Size

200 sq ft - 2,230 sq ft



Location

Loughborough, LE11 3GE



Property ID

L2025Q

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The premises comprises a purpose built two storey office building of steel portal framed construction with brick, blockwork and profile steel clad elevations beneath a variety of roof forms covered in profile steel cladding. The floors are constructed in solid concrete throughout.

The main building comprises an attractive central glazed frontage with automatic double access entrance doors leading to a foyer with a bright double height atrium. Internally, the premises are laid out to provide modern, high quality office suites over two floors which benefit from a passenger lift, led lighting, perimeter wire trunking, ultrafast broadband, acoustic suspended ceilings, an HVAC system and electric heating. Gas central heating is available for the larger self-contained office suites on site. All occupiers have the access to bookable meeting rooms located on the ground floor Meeting Hub together with shared WC and kitchen facilities on ground and first floor.

Externally, the premises have the benefit of ample car parking which include two EV chargers that are available on a first come, first serve basis.

## Services

We understand that all mains services are available to the main building, save for gas.

The larger self-contained office suites have the benefit of all mains services.

## Tenure

The premises are available on a new lease for a term of years to be agreed.

## Accommodation and Rent

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Unit	ft <sup>2</sup>	m <sup>2</sup>	Price Per Annum	
Units 37-38	2,230	207.17	£27,875	Available
Unit 28	238	22.11	£2,975	Available
Unit 30	276	25.64	£3,450	Available
Unit 32	276	25.64	£3,450	Available
Unit 33	200	18.50	£2,500	Available
Suite C				Under Offer
Units 21-22				Under Offer

## Energy Performance Certificate

Rating: C(61)

## Town & Country Planning

We understand the property has the benefit of authorised use under Class E Office Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

This information is provided for guidance purposes only and prospective parties are advised to undertake their own due diligence in this regard.

## Rates

**Charging Authority:** Charnwood Borough Council  
**Description:** Offices and Premises

Please click on the below link for an indication of the likely annual business rates payable from 01 April 2026 to 31 March 2027.

[Estimate your business rates - GOV.UK](#)

	Description	Rateable Value (£)
Units 37-38	Offices & Premises	19,500
Unit 28	Offices & Premises	3,150
Unit 30	Offices & Premises	3,250
Unit 32	Offices & Premises	3,150
Unit 33	Offices & Premises	2,225

## Legal Costs

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Each party to bear their own legal costs incurred.

## Management Fee

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A management fee of 7.5% of the annual rent will be charged in addition to the service charge.

## VAT

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The premises are not elected for VAT.

## Anti-Money Laundering

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In accordance with Anti-Money Laundering Regulations, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## Service Charge

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A service charge of £1.75/sqf is applicable for the upkeep and maintenance of the common parts of the estate.

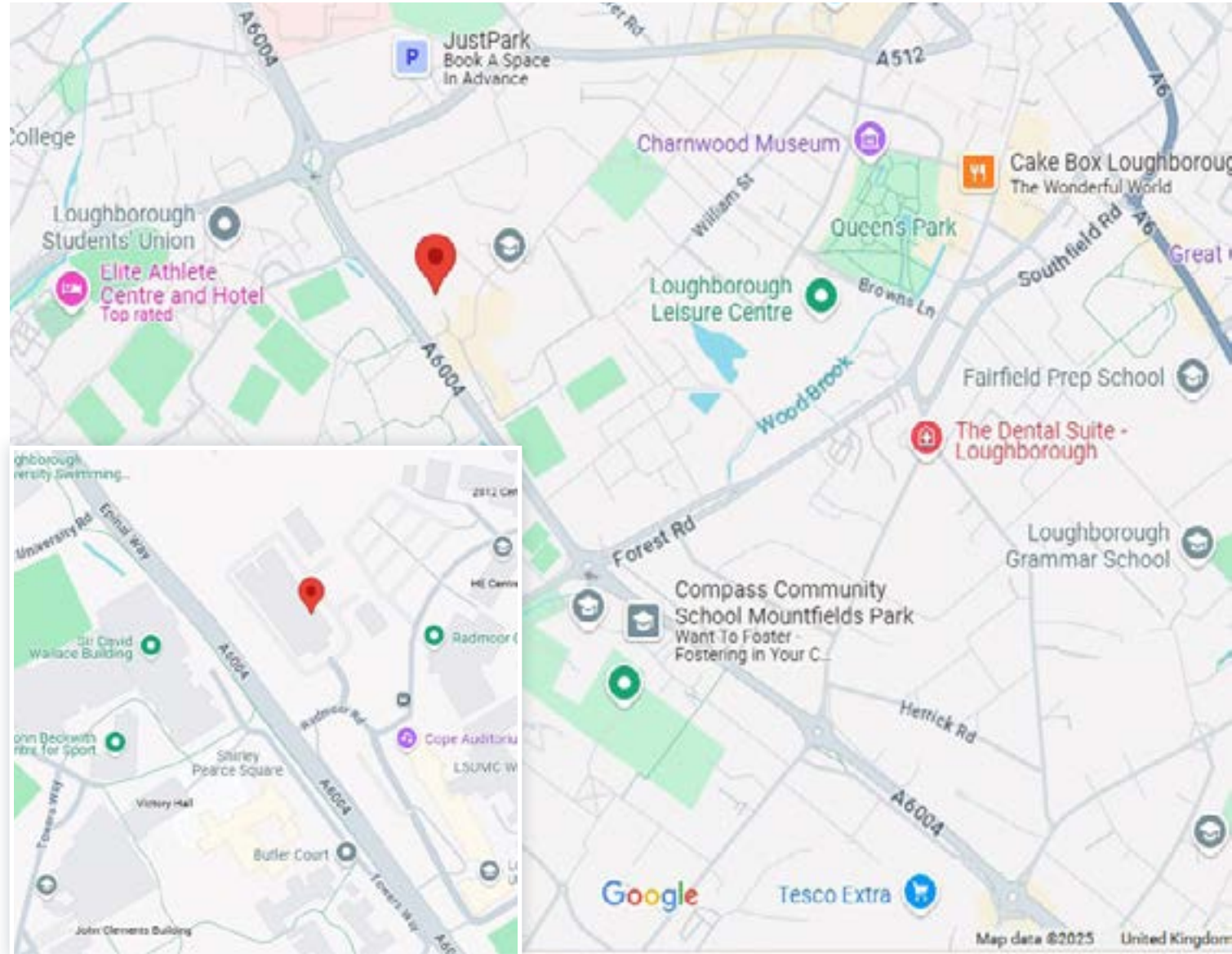
## Unrepresented Parties

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Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

## Location

The premises are located on the north-east side of Epinal Way (A6004) in Loughborough, and accessed via Radmoor Road, directly adjacent to Loughborough College and opposite Loughborough University. The town centre and the mainline railway station are both within walking distance providing a variety of amenities associated with an established town. Epinal Way (A6004) itself is a major arterial route with a high road traffic count of circa 24,000 vehicles daily and lies in-between the M1 and A6, respectively.





Sir David Wallace Building

A6004

Google

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