

OFFICES

TO LET



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

Eddisons

Loughborough Technology Centre

Epinal Way, Loughborough, Leicestershire, LE11 3GE



Agreement

To Let



Detail

Offices



Rent

Rent on Application



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.

Accommodation

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

Area	ft²	m²
Unit 4	983	91.32
Unit 32	276	25.64
Unit 33	200	18.50
Units 35-36	2230	207.17
Units 37-38	2230	207.17
Suite C	1746	162.21

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.

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.

The premises may be suitable for other uses, subject to planning.

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
UBR:	0.546
Period:	2024-2025

	Description	Rateable Value (£)
Unit 4	Offices & Premises	9,600
Unit 32	Offices & Premises	3,000
Unit 33	Offices & Premises	2,150
Units 35-36	Offices & Premises	19,500
Units 37-38	Offices & Premises	19,500
Suite C	Offices & Premises	15,250

Tenure

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

Rent

Rent on Application

Energy Performance Certificate

Rating: C(61)

Unrepresented Parties

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.

Legal Costs

Each party to bear their own legal costs incurred.

VAT

The premises are not elected for VAT.

Service Charge

A service charge is applicable for the upkeep and maintenance of the common parts of the estate.

Management Fee

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

Anti-Money Laundering

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.

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.





