

UNIT 3, THE OAKS INDUSTRIAL ESTATE

FESTIVAL DRIVE, LOUGHBOROUGH, LE11 5XN

Rent: £16,500 per annum + VAT

GIA: 153.29 sq m (1,650 sq ft)



- ▶ **THREE-PHASE SUPPLY**
- ▶ **GAS AIR HEATER**
- ▶ **NEW LEASE AVAILABLE**
- ▶ **4 DESIGNATED CAR PARKING SPACES**
- ▶ **SUITABLE FOR B2, B8 & E(g) QUALIFYING USERS**
- ▶ **OPEN PLAN INDUSTRIAL SPACE WITH WC & OFFICE**

DESCRIPTION

Extending to approximately 153.29 sq m (1,650 sq ft), the unit comprises a single storey unit of steel portal frame construction with brick/block walls under a pitched insulated corrugated roof having an eaves height of approximately 3.7m. The unit has the benefit of a large open plan workshop with WC, lobby, and office to the front.

The unit is fitted with three-phase sockets around the workshop, has a gas hot air heater unit, and exclusive use of four car parking spaces plus additional visitor spaces.

LOCATION

The unit is well located being situated on the established Oaks Industrial Estate on Festival Drive which is accessed off Jubilee Drive and Belton Road West, approximately 1 mile north of Loughborough town centre. The estate is within close proximity to the A6 Leicester/Derby trunk road and it is within 6 miles of J23 and J24 of the M1 Motorway.



Date of particulars: August 2026

CONSTRUCTION

The unit is built around a steel portal frame, with cavity block walls and brick external facing. The roof is made up of corrugated sheeting and opaque skylights providing substantial natural light. There is a steel roller shutter door and personnel door with windows to the office and WC to bring in natural light. The windows and personnel door are protected with steel bars.

SERVICES & ENERGY PERFORMANCE

The unit is connected to mains gas, single and 3-phase electricity, mains water and drainage. The Unit has an Energy Performance Rating of E (116) (a copy of the certificate is available on request).

PLANNING

The unit has consent for E(g) (previously class B1), Class B2 (General Industrial), B8 (Storage and distribution) of the Town and Country Planning (Use Class) Order 1987.

NOTE: There is a prohibition on paint spraying or other preparation of vehicles. Deliveries, loading and unloading shall not take place between the hours of 9pm and 7am on any day. No machinery shall be operated on the premises occupied for B2 and B8 uses between the hours of 7.00pm and 7.00am on weekdays or at any time on Sundays.

RATES

We understand that the unit has a rateable value of £12,250 currently - please check the rates payable with the Charnwood Borough Council.

LEASE

A new lease is available on a full repairing and insuring basis for an initial term of 5 years. The rent is £16,500 per annum exclusive with a fixed increase at the end of year 3. In addition to the rent, the County Council charges a service charge to reflect the Landlord's services to the common parts of the estate.



COSTS

Each party will be intending to bear their own costs in this matter. However, please note that should the prospective Tenant use a legal representative who makes or requires additional enquiries beyond those anticipated by the County Solicitor for a standard 5-year lease, then a legal charge of £500 will apply. This will be payable upon submission of the additional enquiries

APPLICATION

Your application will be subject to formal contract; the County Council requires completion of an application form and will take up credit references.

VAT

VAT will be applicable to the rent and other Landlord recoverable outgoings.

VIEWING BY APPOINTMENT ONLY

For further information contact:

Will Tucker – t: 0116 3056904 – e: will.tucker@leics.gov.uk

Sarah Pell – t: 0116 305 2338 – e: sarah.pell@leics.gov.uk

Important Notice:

These particulars are given solely as a general guide and do not constitute any offer of contract or lease, and any offer of lease remains subject to contract. These particulars have been prepared taking all reasonable steps and all description, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct at the date given below. However, any intending tenants 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 the statements. The County Council makes or gives no representation or warranty whatsoever in relation to this property.

