

TO LET OFFICES ALSO SUITABLE FOR USE AS STUDIO, LABORATORIES LIFE SCIENCE RELATED USES OR LIGHT WORKSHOPS

# UNITS B1 & B3 ILLUMA PARK

Gelders Hall Road, Shepshed, Leicestershire, LE12 9NH



## Key Highlights

- Self-contained air-conditioned open plan offices with fully raised access floors
- Fully refurbished
- Easy access to M1/J23/M42, just 1.5m to M1
- Also suitable for use as studio, laboratories, life science related uses or light workshops (STPP)
- On site car parking
- Only £9.50 per sq ft

SAVILLS NOTTINGHAM  
Cubo, Standard Court, Park Row  
Nottingham NG1 6GN

**+44 (0) 115 934 8000**

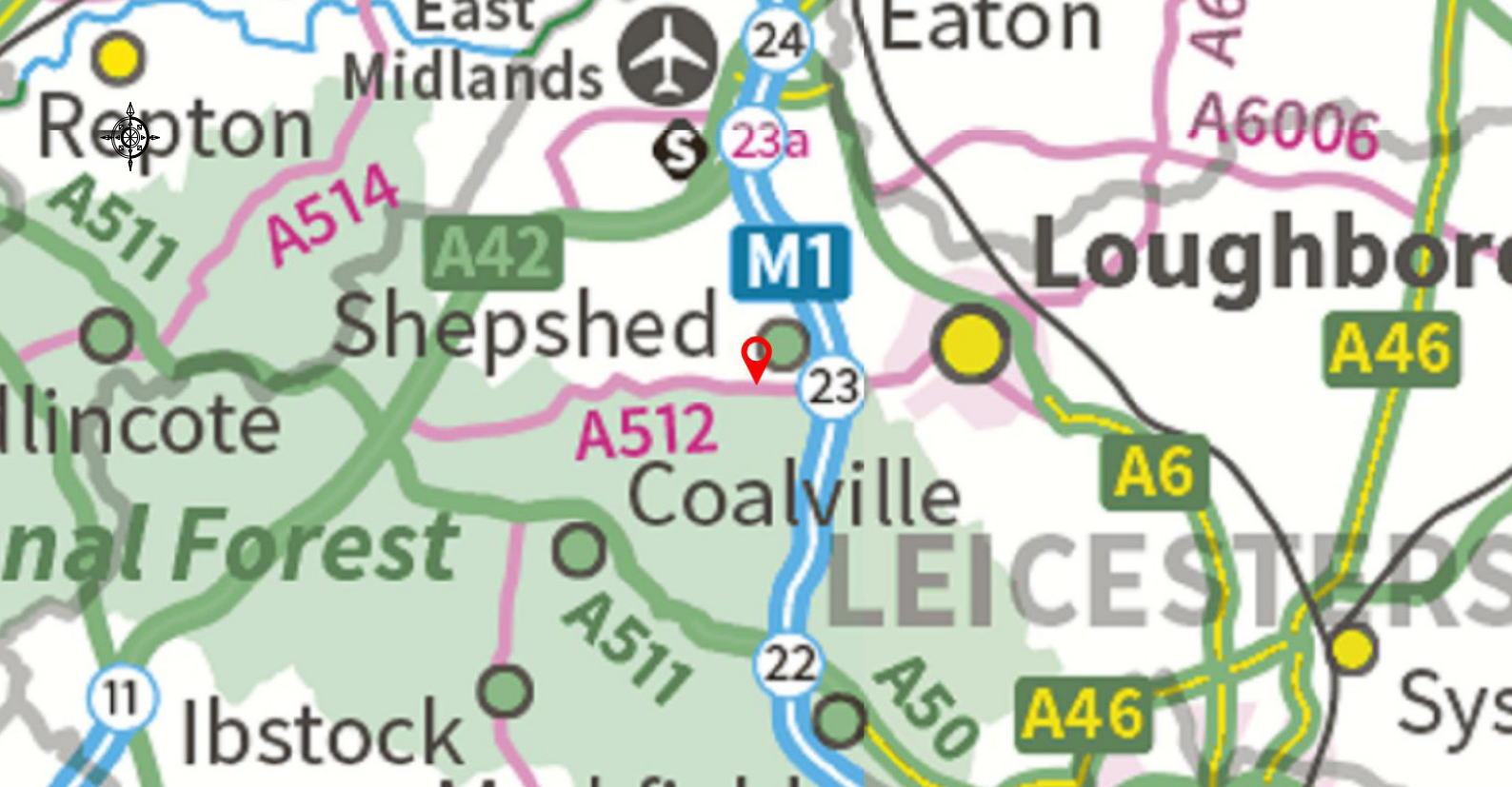
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MATHER JAMIE  
3 Bank Court, Weldon Road  
Loughborough LE11 5RF

**+44 (0) 1509 233 433**



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**LOCATION**

Illuma Park is located less than 1.5 miles from J23 of M1 Motorway and only 5 miles from Loughborough town centre. It is accessed directly off the A512 Ashby Road which links J23 of the M1 to J13 of A/M42 at Ashby de la Zouch.

**THE PROPERTY**

The property comprises a terrace of 3 two storey self-contained office buildings. Each building has been designed to ideally suit small to medium sized companies and is available as a whole or on a floor by floor basis.

The office space is fully air conditioned and open plan with full raised access floors benefitting from a 10MB fibre connection. This specification creates an attractive working environment.

**ACCOMMODATION**

The floor area set out below has been calculated on a net internal basis in accordance with the RICS Code of Measuring Practice 6th Edition:

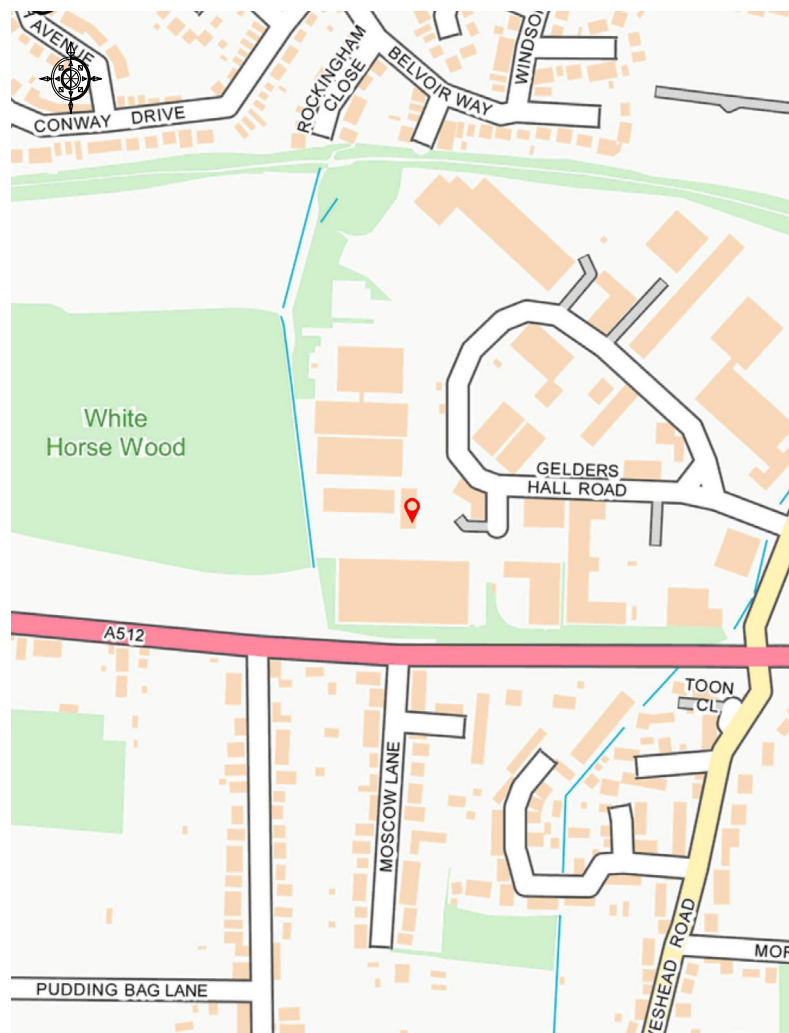
	FLOOR	SQ FT
Unit B1	Ground	1,289
Unit B3	First	1,390

**PARKING**

- Unit B1 Ground Floor - three car parking spaces
- Unit B3 First Floor - three car parking spaces

**SERVICE CHARGE**

A nominal service charge will be levied in respect of the upkeep and maintenance of landscaped and common areas.



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## RATES

### Unit B1 Ground Floor

- Rateable Value 2023 £17,250
- Rates Payable 2025/2026 £8,607.75

### Unit B3 First Floor

- Rateable Value 2023 £15,500
- Rates Payable 2025/2026 £7,734.50

## TENURE

The accommodation is available to let by way of a new full repairing and insuring lease for a term of years to be agreed, or alternatively, it is available on a flexible monthly all-inclusive basis.

## VAT

VAT is applicable to the rent charged at the prevailing rate.

## RENT

- £9.50 per sq ft exclusive

The rent is payable quarterly in advance by bankers Standing Order on the usual quarter days.

## LEGAL COST

Each party will be responsible for their own legal costs incurred in the transaction.

## CONTACTS

For further information please contact:

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