



TO LET

Modern Single Storey Warehouse

Unit 21 + Pavilion Way + Loughborough + LE11 5GW



5,506 Sq Ft

£50,000 per annum



**Established
industrial estate**



**Close to A6 and
A6004**



**Min. internal
clearance 5.5m**



Front loading



**10 parking
spaces**

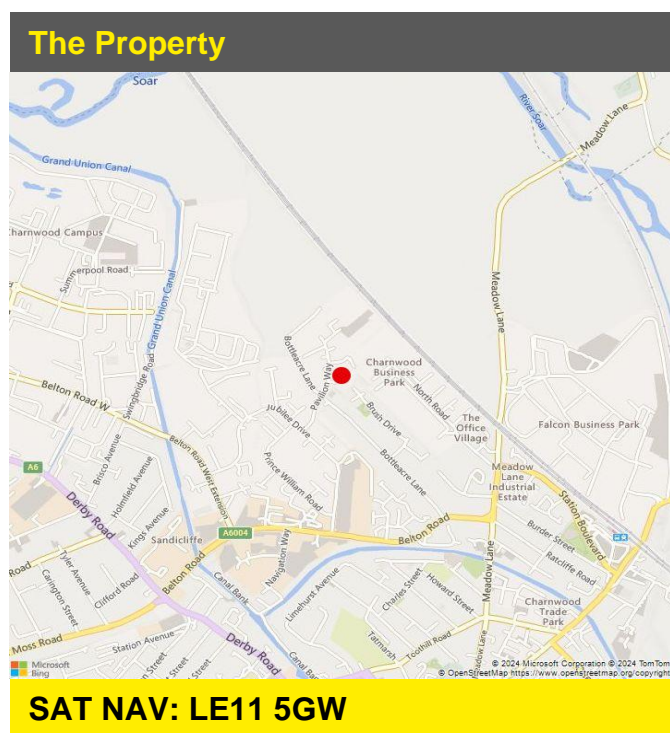


Location

The property is located on the Castle Business Park, north-east of the Loughborough town centre.

Pavilion Way is situated off Jubilee Drive, which forms one of the main access roads into the estate and nearby occupiers include B&Q, Screwfix and Toolstation.

Road communications are good with the A6004 and A6 trunk roads nearby which provide access to the Loughborough town centre and to the national motorway network via M1 (J23).



Rating Assessment

Rateable Value (2025): £30,000

U.B.R (2025/2026): £0.499

Est. Rates Payable (2024/2025): £15,360

Viewing

Strictly by appointment with the sole agent

Mike Allwood
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Kelvin Wilson
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Description

A modern single storey warehouse unit constructed around a portal frame design with profile and brick clad elevations beneath a profile clad pitched roof covering.

Access to the unit is over a large concrete forecourt with the front elevation housing a single loading door and pedestrian access. 10 marked parking spaces are included with the unit.

Internally the unit has a minimum clearance height of circa 5.5m.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Warehouse & ancillary	5,506	511.5
TOTAL GIA	5,506	511.5

Energy Performance Certificate

The property has a current EPC rating of C and a copy is available upon request.

Terms

A new FRI lease is available at a passing rent of £50,000 per annum.

VAT

Prices are quoted excluding VAT.

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