

**ANDREW+**  
**ASHWELL**



**To Let**

## **Industrial Unit**

+ 15 Kernan Drive + Loughborough + LE11 5JF



**6,789 Sq Ft**

**£50,000 per annum exc.**



**Adjacent to  
trade occupiers**



**Roller shutter  
access**



**Recently  
refurbished**



**Extensive  
mezzanine floor**



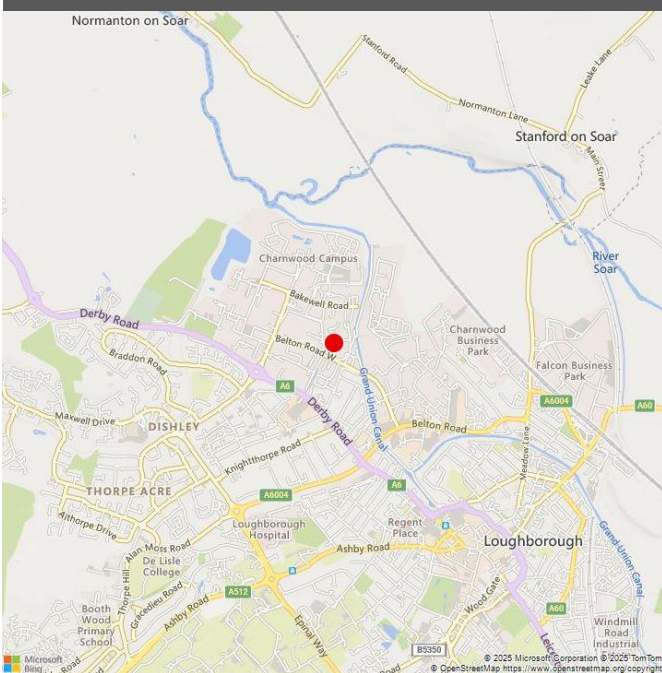
0116 254 1220 | [andash.co.uk](http://andash.co.uk) | 53 London Road, Leicester LE2 0PD

## Location

The property is located on the Swingbridge Industrial Estate, Kernan Drive, Loughborough, off Belton Road West, positioned circa 1 mile north west of Loughborough town centre. Howdens and Eurcell are located immediately adjacent.

Accessed predominantly via the A6 and A6004, nearby road networks are good, providing access to the M1 (J23/J24) circa 5 miles equidistant.

### The Property



**SAT NAV: LE11 5JF**

## Rating Assessment

Rateable Value (2023): £26,250

U.B.R (2025/2026): £0.555

Est. Rates Payable (2025/2026): £13,098.75

Rating information is for guidance purposes only and should not be relied upon.

## Viewing

Strictly by appointment with the joint agents

**Kelvin Wilson**  
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**Mather Jamie**  
01509 233 433

## Description

An end terraced industrial built constructed around a steel portal frame, clad in part with cavity brick elevations and profile sheeting to the upper and roof. A two storey office block is located to the front elevation.

The property is set out to provide mostly open plan industrial accommodation, with extensive mezzanine floor. Recently refurbished, the property is well decorated with LED lighting throughout. The offices provide open plan accommodation at first floor with canteen and meeting rooms and WCs at ground floor. The specification includes suspended ceilings, inset LED lighting and carpeting. Gas central heating and air conditioning provide climate control.

A full height roller shutter door provides loading in to the unit over a concrete surfaced loading strip. Parking is immediately available within the forecourt.

## Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Two storey Offices	1,554	144.4
Ground floor Industrial	5,235	486.3
(Mezzanine)	(4,531)	(420.9)
<b>TOTAL</b>	<b>6,789</b>	<b>630.7</b>

## Energy Performance Certificate

A copy is available upon request.

## Terms

The property is available on full repairing terms for a period to be agreed at a rent in the region of **£50,000 per annum exc.**

Prices are quoted excluding VAT.

## Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

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