



**FOR SALE / TO LET**

# Industrial Unit with Large Self-Contained Yard

32 Charnwood Road + Shepshed + Loughborough + Leicestershire + LE12 9QF



**10,519 Sq Ft**  
**(977.2 Sq M)**

**£1,100,000 for the Freehold**  
or  
**£80,000 Per Annum**



**Central location**  
**to Leicester,**  
**Nottingham, and**  
**Derby**



**Front loading via**  
**large self-**  
**contained yard**



**Development**  
**scheme available**  
**(STP)**



**Clearance heights**  
**4.7m - 5.8m**



**Rare freehold**  
**opportunity**



**Available with**  
**vacant possession**

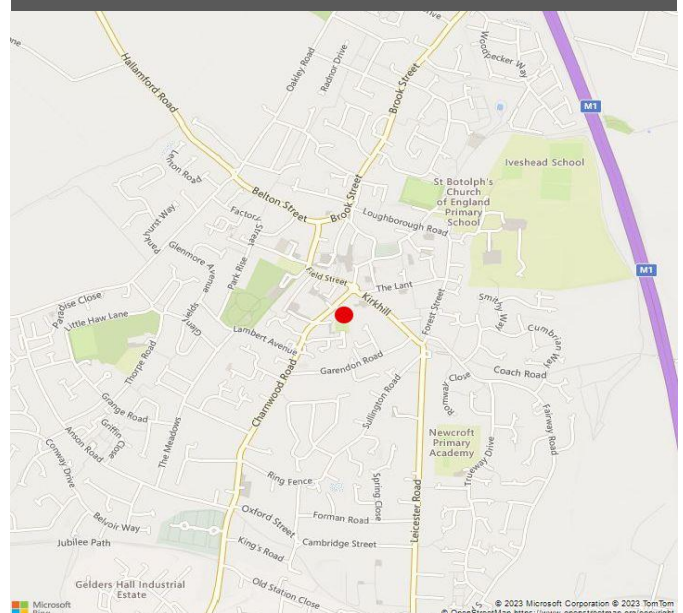


## LOCATION

The premises occupies a self-contained position off Charnwood Road, a busy thoroughfare providing access from Ashby Road (A512) to Shepshed Town Centre, with access to Junction 23 of the M1 provided approximately 1.5 miles to the south-east.

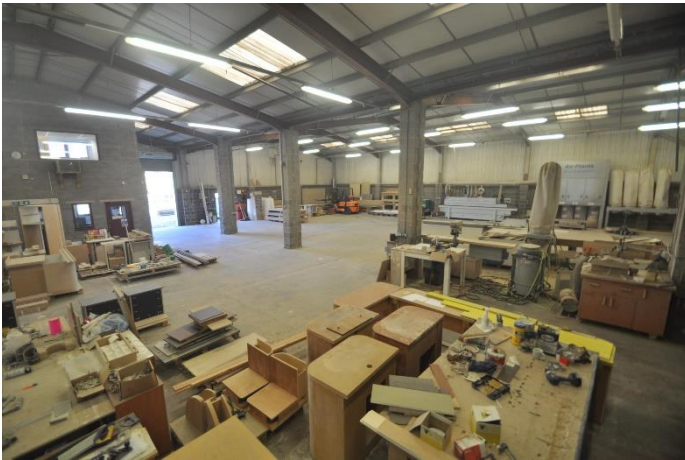
Shepshed is a popular market town adjacent to Loughborough, situated centrally between Leicester (13 miles south-east), Nottingham (18 miles north-east), and Derby (19 miles north-west).

## The Property



**SAT NAV: LE12 9QF**





## DESCRIPTION

The property comprises a detached two-bay warehouse of steel portal frame and breeze block construction under pitched roofs, with integral offices, reception, and staff ancillary to the front-right.

The warehouse layout is currently open plan with structural pillars between both bays, with loading provision via a roller shutter door to the front offering a width of 3.4m and a height of 4m. Clearance heights range from 4.7m - 5.8m, with an apex height of 6.4m thereafter.

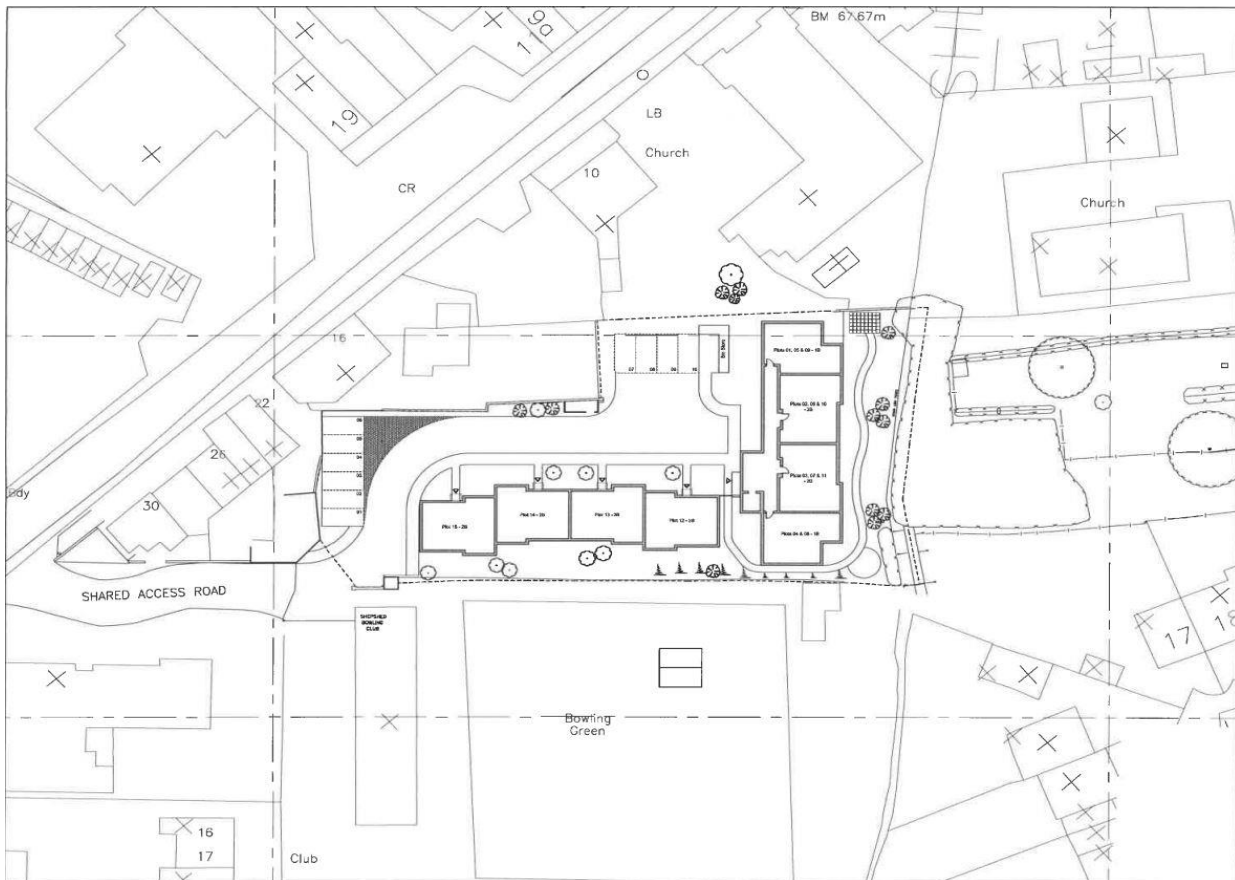
A combination of open-plan and cellular office accommodation is situated over two floors, offering carpeting throughout in addition to mixed light fittings, air conditioning, and gas central heating. Non-structural partitioning is installed at first floor to provide a private office and meeting room. All services are provided including three-phase electrics, with gas currently capped and heaters removed within the warehouse (provision remains).

Externally the property benefits from a large self-contained yard with ample parking available for the unit size, in addition to an outbuilding offering stores. Two HGV parking bays are currently demised to the right side; however this does not compromise the loading area. The total site area measures approximately 0.53 acres.

## ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	8,317	772.7
First Floor Offices & Stores	1,713	159.1
Outbuilding	489	45.4
<b>TOTAL</b>	<b>10,519</b>	<b>977.2</b>





Outline planning permission is in the process of being obtained for the development of 15 residential dwellings at the subject site, the above is an indicative plan of the scheme proposed. Further information is available upon request.

### RATING ASSESSMENT

Rateable Value (2023): £31,250  
U.B.R (2023/2024): £0.499  
Est. Rates Payable (2023/2024): £15,593.75\*

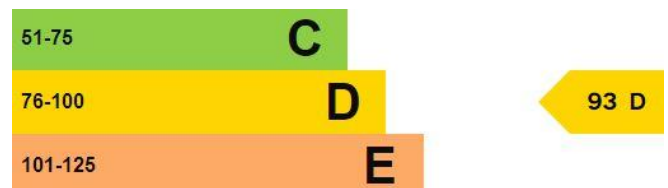
\*Rating information is for guidance purposes only and should not be relied upon.

### TERMS

The Freehold of the premises is available, to be sold with vacant possession, at a guide price of **£1,100,000**.

A new Lease is also available for a term to be agreed at an initial rent of **£80,000 Per Annum exc.**

### ENERGY PERFORMANCE CERT.



### VAT

Prices are quoted excluding VAT.

### Viewing

Strictly by appointment with the sole agent

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**Kelvin Wilson**  
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