

Lands Tribunal Document Store, Unit H, 6 Pavilion Way, Castle Business Park Loughborough, Leicestershire LE11 5GW

lot 57

Freehold Industrial Investment

- Let to The First Secretary of State
- Used as National Document Store for Lands Tribunal
- Approximately 755.65 sq m (8,134 sq ft)
- Strategic and established industrial location

Rent
£42,725
per annum
exclusive



Location

Miles: 12 miles north of Leicester
16 miles south of Nottingham
42 miles north-east of Birmingham
Roads: A6, A60, A6004, M1 (Junction 23)
Rail: Loughborough Rail Station
Air: East Midlands Airport

Situation

Castle Business Park is located off Jubilee Drive in the main Belton Road Industrial Estate. The business park is accessed from the A6004 which links to the A60 (Nottingham Road) to the north-east and A512 to the west and onwards to Junction 23 of the M1. The property is prominently located on the west side of Pavilion Way at its junction with Bottleacre Lane. Nearby occupiers include, Bosch, VBC Group, PTS, Dulux, and Plumb Center.

Description

The property forms a modern end of terrace industrial building comprising ground floor warehouse accommodation (with a mezzanine providing further ancillary accommodation). The property benefits from a vehicle accessible loading door and a front yard with parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse	755.65 sq m (8,134 sq ft)	THE FIRST SECRETARY OF STATE (i)	15 years from 20/12/2002 on a full repairing and insuring lease	£42,725	19/12/2017
Mezzanine						
Totals		755.65 sq m (8,134 sq ft)			£42,725	

(i) We understand that the tenant currently using the property is the National Document Store for the Lands Tribunal.

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