

# 11 Old Station Close

Leasehold  
Industrial Units

Shepshed, Leicestershire, LE12 9NJ

697 & 3,086 Sq Ft (64.8 & 286.1 Sq M)



**To Let** | £33,500 pa





## Key information



**Rent**  
£33,500 pa + VAT



**EPC Ratings**  
Unit 1: C 53  
Unit 2: C 67

## 11 Old Station Close

3,783 Sq Ft (350.9 Sq M)

### Description

The entrance to the site is via a large metal gate leading to a level concrete yard area where the first of three industrial units are situated, two of which are now available to let.

Built in 2004, the units are constructed of a steel portal frame with internal breeze block, brick exterior and a pitched roof with inset roof light panels.

Both units benefit from three phase electrics,

electronic roller shutter access doors, level concrete flooring and WC facilities with a kitchenette.

Unit 1 eaves height 6.5m to 9m and Unit 2 eaves height 4.9m to 6.8m.

The yard area is level tarmacked and surrounded by a brick wall. In total the yard measures approximately 8,189 sq ft (760.8 sq m).

Consideration will be given to the letting of unit 1 and 2 on separate basis.

### Amenities



Eaves  
Height



3 Phase



Secure  
Yard



Level Access  
Doors



Leasehold



M1 J23

## Location

The site lies off of Charnwood Road, which in turn is off the A512 in a popular area with both local and national companies within close proximity including Charnwood Brick Works, Screwfix & Travis Perkins.

Shepshed is a large and extremely well serviced village offering a range of local shops, public houses, supermarkets and other facilities.

Strategically well placed close to junction 23 of the M1 and convenient for the M42 at Ashby and East Midlands airport. The village is also well placed for schooling and Loughborough.

## Accommodation

Description	Sq Ft	Sq M
Unit 1	3,086	286.1
Unit 2	697	64.8
Total	3,783	350.9

### Locations

M42: 13 miles

M1 J23: 1 mile

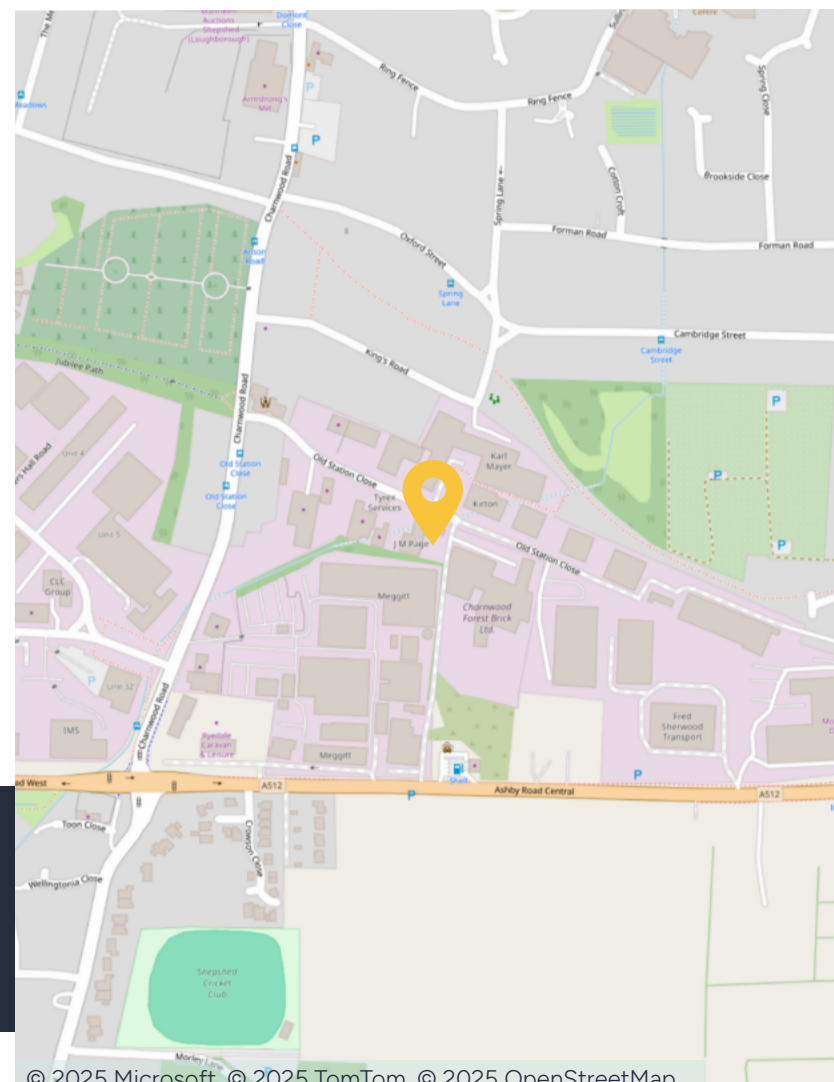
Leicester: 13 miles

### Nearest station

Loughborough: 5.2 miles

### Nearest airport

East Midlands: 6.6 miles



## Further information

### Tenure

Leasehold.

### Asking Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £33,500 per annum.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

#### Unit 1

Rateable Value £18,000

Rates Payable £8,982

2025/2026 Rates Payable 0.499p in the £.

#### Unit 2

Rateable Value £5,000

Rates Payable £2,495

2025/2026 Rates Payable 0.499p in the £.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not mentioned within these particulars are excluded from the letting.

### EPC

The EPC ratings are:

Unit 1: C 53

Unit 2: C 67

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

What3words: ///searched.watchdogs.scuba



11 Old Station Close

# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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**Particulars dated June 2025. Photographs dated October 2022.**



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