



CHARNWOOD BUSINESS PARK

take a step up to Charnwood



LOUGHBOROUGH LEICESTERSHIRE

office + industrial development

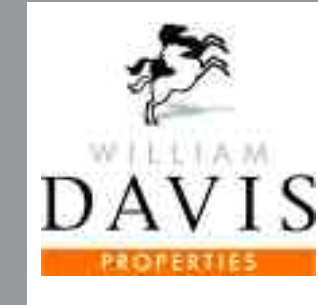
All photographs are indicative



location



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Sole agents



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CHARNWOOD



BUSINESS PARK

LOUGHBOROUGH LEICESTERSHIRE

PHASES
3&4

1. All statements contained in these Particulars as to this property are made without responsibility on the part of Natrass Giles, their joint agents or the Vendors or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc. in photographs are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the Title Deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an option and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

industrial

Base specification includes-

6 metre minimum eaves height

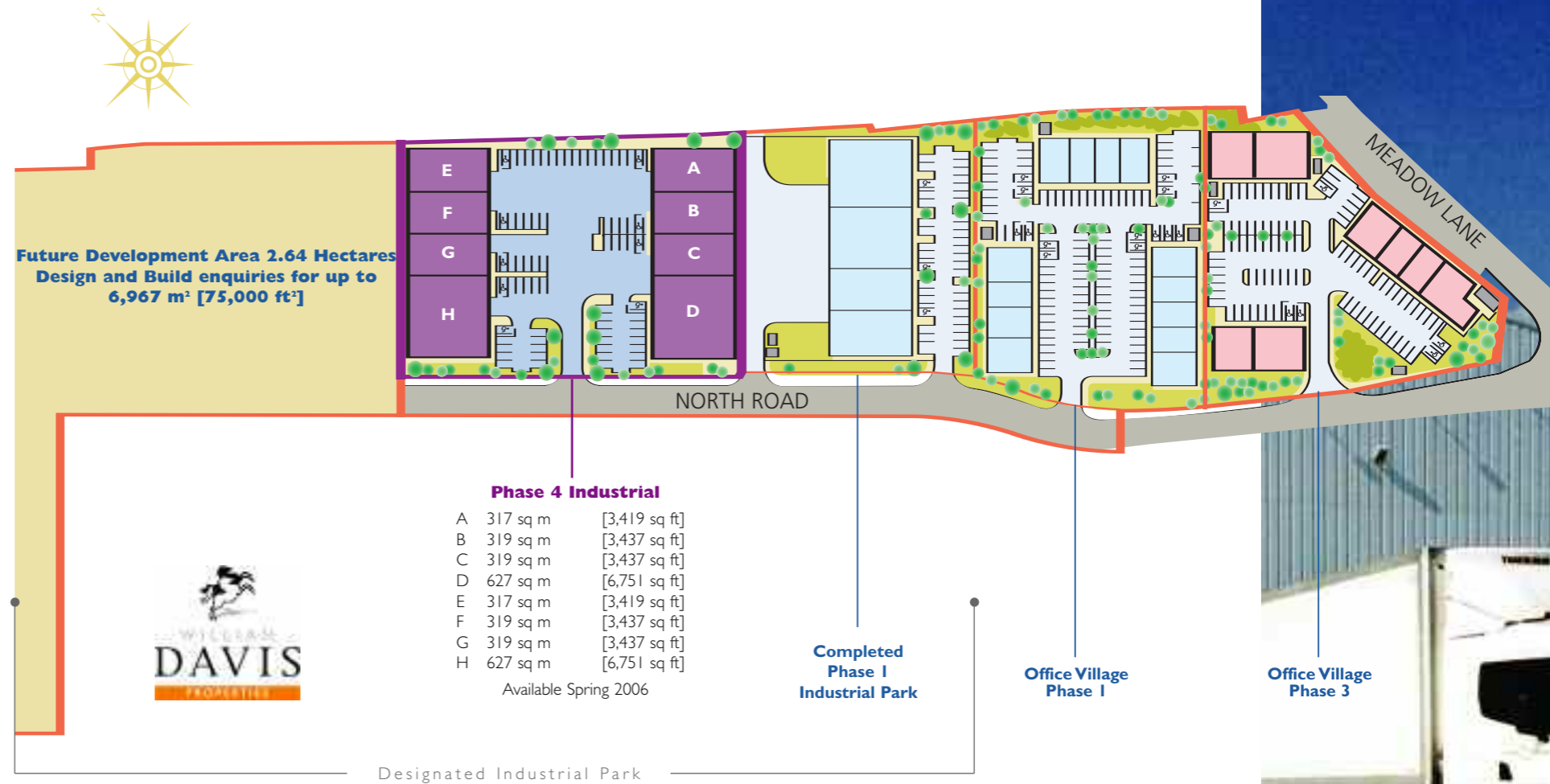
Solid reinforced concrete floors

Full height loading doors

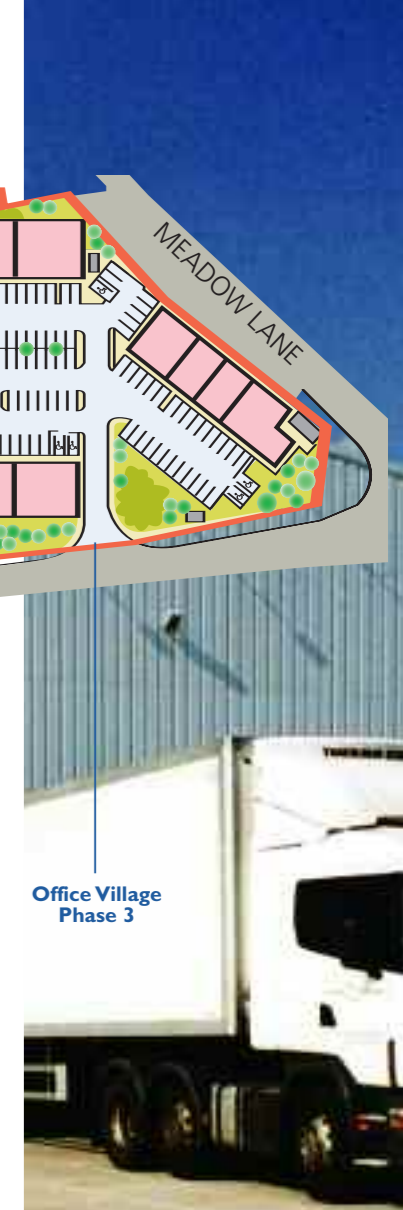
Dedicated on-site car parking spaces

The **Charnwood Business Park** is Loughborough's newest 5.41 hectare business park situated off Meadow Lane and only 5.6 km from M1 J25.

The Charnwood Business Park has established itself as an attractive location for both local and regional businesses.



Photographs are indicative of the type construction to be completed



office

CHARNWOOD OFFICE VILLAGE

Specification includes-

Dedicated On Site Parking

Suspended Ceilings with Category Two Lighting

Fully Fitted Carpeting

Gas Central Heating

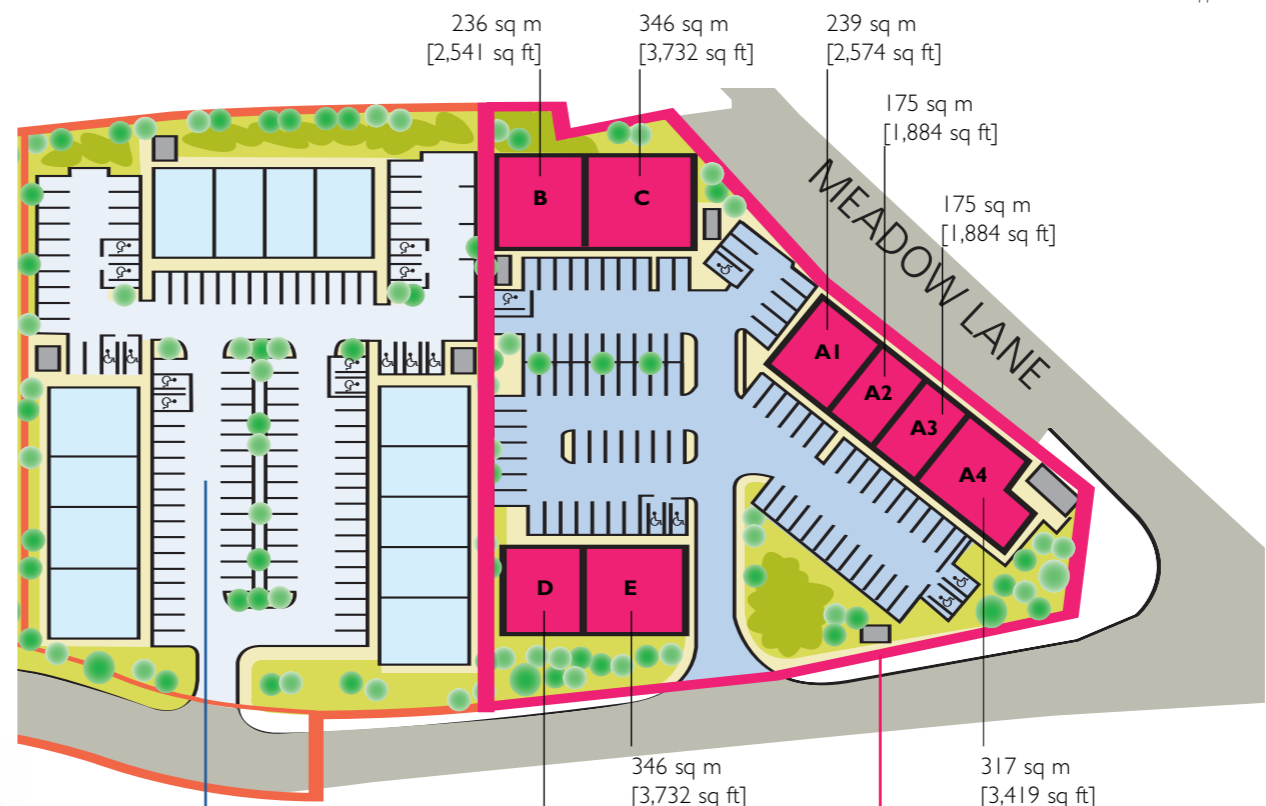
Sealed Unit Colour Coated Double Glazed Windows

Comfort Cooling (optional)

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CHARNWOOD Office Village



*All areas are approximate

Completed Office Village Phase I

Office Village Phase 3

THE CHARNWOOD OFFICE VILLAGE
Phase I Completed in 2005
PHASE 3 SCHEDULED FOR 2006

Campus Style Office Park

