

Former Jackson Coachworks | Queens Road | Loughborough | LE11 1HD

Rare opportunity to acquire a 1.75 acre site with existing industrial/warehouse units positioned in Loughborough

2,532m²
(27,252ft²)

- Self-contained secure site
- 13 existing industrial/warehouse units
- Flexible asset suitable for a wide range of occupiers, investors and redevelopment opportunities (STP)
- Proximity to the A512 with direct access to J23 of the M1
- Good yard and parking provisions
- Two storey office building with welfare facilities
- Guide price of £1.25million



FOR SALE



Location



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Location



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Location

The site is located just off Queens Road providing access to Loughborough town centre. Excellent arterial connectivity is provided by the adjacent Nottingham Road which connects to the A512 leading to Loughborough and provides access to central Nottingham and surrounds. Approximately 16 miles north of the property.

The A512 also provides direct access to Junction 23 of the M1 motorway and sits within close proximity to industrial estates such as Charnwood Business Park. Loughborough is highly accessible, served by the nearby train station and local bus networks.

Loughborough benefits from a good level of amenities and nearby parking facilities.

Accommodation

The property provides the following Gross Internal Area (GIA):

2,532m² (27,252ft²)

The site extends to:

1.75 acres (0.7 hectares)

Offering hardstanding land and secure palisade fencing surrounding the perimeter of the site.

There is an accommodation schedule available on application.

(This information is given for guidance purposes only and prospective purchasers are advised to undertake their own measurements.)





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Description

The property comprises a secure industrial site featuring a range of terraced industrial/warehouse units of steel portal frame and concrete construction together with a prominent two-storey office building fronting Queens Road. Benefitting from the below specification:

Warehouse/industrial units

- Level loading access doors
- 3-phase power
- Range of eaves heights up to 7 metres
- Translucent roof lights
- WC facilities
- Cranage in one of the units
- Warehouse lighting

Two-storey office building

- Mixture of open plan and cellular accommodation
- WC and kitchenette facilities
- Carpet tiles throughout
- Intruder alarm
- GCFHS (Gas Central Fire Heating System)
- Cat 5 cabling
- Welfare facilities
- Cat II lighting throughout

External

- Securely fenced and gated site
- CCTV surrounding the site
- Barrier entrance
- Hardstanding land with parking
- Electrical substation on-site



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Legal Costs

Each party is to be responsible for their own legal fees and all other professional cost incurred in the transaction.

Energy Performance Certificate

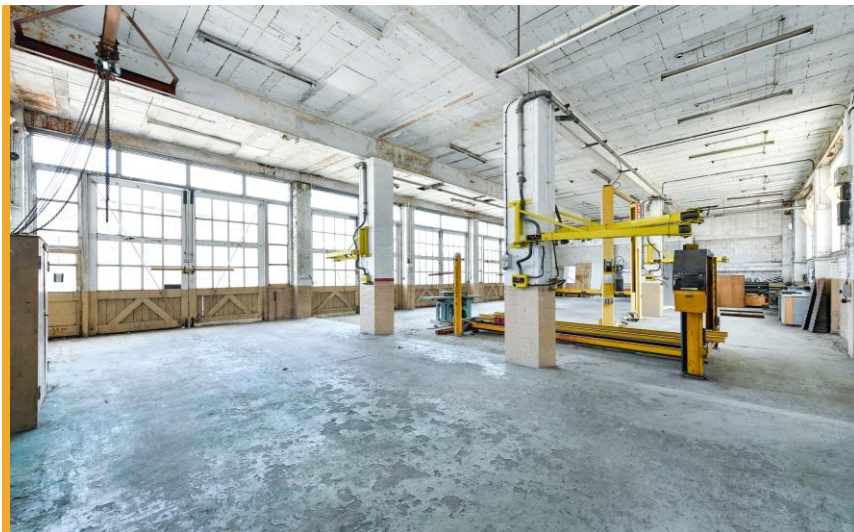
Further information on the EPC is available via the agent.

Planning

We understand the premises has planning for:

B1 (Light Industrial), B2 (General Industrial)
and
B8 (Storage & Distribution)

(This information is given for guidance purposes only and prospective purchasers are advised to undertake their own enquiries of Charnwood Borough Council.)



Business Rates

Further information is available on the Valuation Office Agency (VOA) website. A full breakdown of each individual unit is available.





Site Plan



This map is for illustration purposes only and a copy of the Title Plan is available on request.



Location



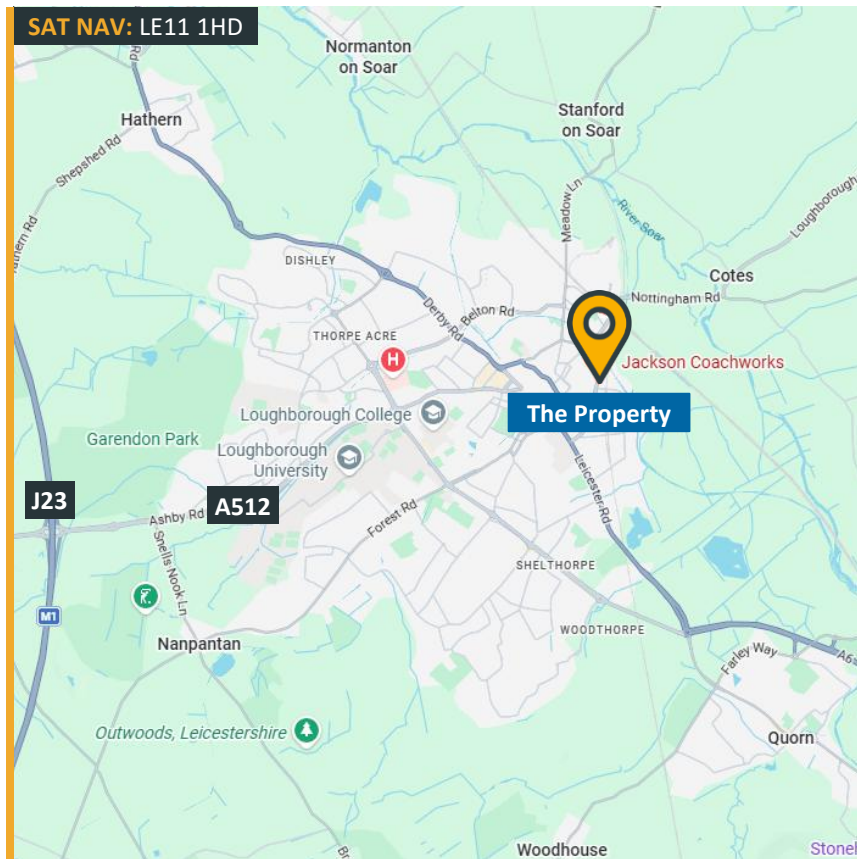
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SAT NAV: LE11 1HDPlease [click here](#) to read our "Property Misdescriptions Act". E&OE.

Price

The property is available to purchase with vacant possession at a guide price of:

£1,250,000**(One million two hundred and fifty thousand pounds)**

Only unconditional offers will be considered.

VAT

VAT will be payable on the purchase price at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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