



Unit 6 Festival Drive, Loughborough, LE11 5XJ

Industrial Unit in Loughborough

£20,000 per annum - NO VAT

2800 sq ft - Inc Mezz

- 1,540 Sq ft Ground Floor
- 1,300 Sq Ft Mezzanine
- Office and kitchenette
- Car parking to the front for 10 plus cars
- £20,000 per annum
- Available May 2026

# Unit 6 Festival Drive, Loughborough, LE11 5XJ

## Summary

Size - GF 1540 plus ancillary offices & w/c  
Size - FF 1300 sq ft  
Rateable value - From April 1st 2026 - £15,000  
VAT - Not Applicable  
EPC - 81 (D)  
Legal Fees - Tenant contribution of £350 + VAT towards landlords legal fees  
Availability - 1st May 2026

## Description

Steel portal framed industrial unit offering approx. 2,840 sq ft of warehouse and mezzanine space, plus kitchen/staff room and office. The unit benefits from being the end unit with car parking to the side for 10 + cars and additional conservatory unit.

## Location

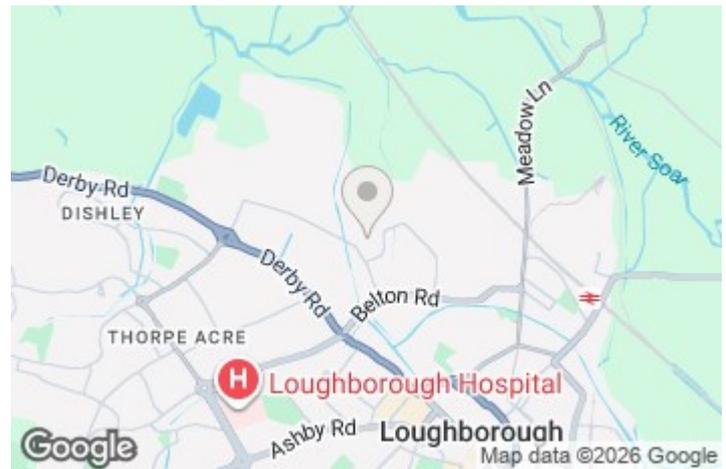
Located on an industrial estate in Loughborough about 1.3 miles from the town centre. The town has a population in the region of 60,000 and is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK. Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

## Accommodation

The space offers main roller shutter door to the warehouse and single access door to the office areas.  
The main ground floor warehouse space offers 1,540 sq ft  
The first floor mezzanine offers 1,300 sq ft of open plan space, with a small office in addition  
Ground floor office measures - 13' x 9'  
Kitchen, staff room and store cupboard  
Conservatory - measuring 9.8' x 18'  
The car park has its own independent access with hardstanding for around 10 cars

## Terms

Offered to let on a new 5-year lease term - at an initial passing rent of £20k per annum No VAT.  
3 months rent deposit will be required.  
Building insurance will be re-charged to the tenant at cost.  
Management fee of 5% + VAT will apply in addition to the rent.  
Tenants will be responsible for utilities and business rates payable.



## Viewing and Further Information

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