



Offices To Let

18-20 Fennel Street, Loughborough, LE11 1UQ

**A range of service offices available,
Loughborough town centre.**

6 Desks

- Offices from £550 PCM
- Loughborough town centre
- Fully renovated to a high standard
- 3-5 year lease available
- Available immediately

Offices To Let, 18-20 Fennel Street, Loughborough, LE11 1UQ

Summary

Available Size	6 Desks
Rent	£550 - £700 per month
Business Rates	Tenants are responsible for the rates payable. Full rate relief should be available.
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (79)

Description

The property comprises a 2 and 3 storey brick built building, fully renovated to a high standard. The building is fully let to a variety of users including Reformer Yoga, landscape architect, gym, nail salon, plus others.

Location

Located just off the main pedestrianised town centre of the popular market and university town of Loughborough in the Charnwood Borough of Leicestershire. The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester. The Town lies on the A6 and is approximately midway between Leicester and Nottingham. Loughborough 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

Currently available Office one - 2 to 3 person office - £650 pcm including bills Office Six - 1 to 2 person office - £550 pcm including bills

Name	sq ft	sq m	Availability
1st - First and second floor offices	510	47.38	Available
Total	510	47.38	

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

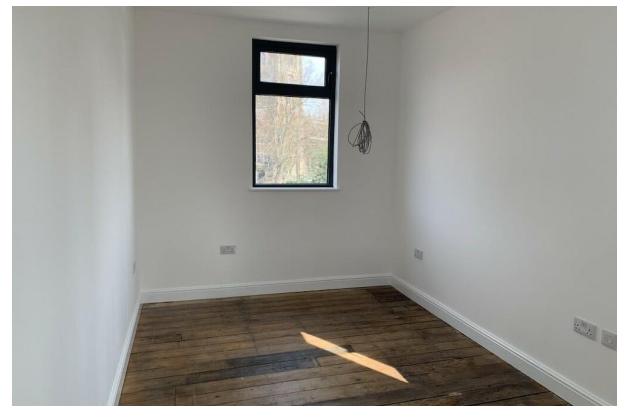
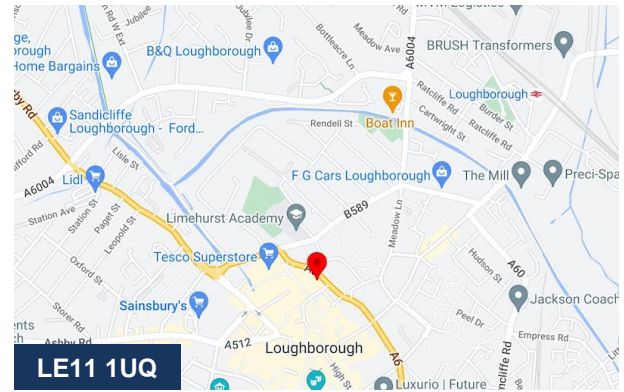
Offered for let on preferred terms of 3 to 5 year leases
Internet re charged at cost - £50 pcm for internet.
The tenant will be responsible for their own rates.

Accommodation

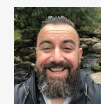
Currently available
Office one - 2 to 3 person office - £650 pcm including bills
Office Six - 1 to 2 person office - £550 pcm including bills

Amenities

Located in Loughborough town centre, within walking distance to all local shopping



Viewing & Further Information



Ben Freckingham

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and public transport amenities.

Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.

Outgoings

Interested parties should seek their own advice from the relevant billing authority with regards to rates payable.

VAT

We are advised that VAT will not be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Parking Notes

There is no parking available with the property.