



First floor office Jason Works, Clarence Street, Loughborough, LE11 1DX

First floor office & studio space located within Jason Works

2000 sq ft & 3,000 sq ft of available space

Rent from - £20,000 to £25,000 annum
Service charge - £5,000 per annum

- Large opened plan office & studio spaces
- Lift and stair access, Kitchenette and welfare facilities
- 24/7 Access and Parking
- The space can be divided to create additional rooms
- Available immediately
- Unit 2 - 2000 sq ft - Unit 3 - 3000 sq ft

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Summary

Size - 3,000 sq ft
Rent - £20,000 Unit 2 & £25,000 Unit 3 per annum Year 1 only
Business Rates - Tenants will be responsible for a rates contribution of £3,000
Service charge - £5,000 per annum
Car Parking - On-site parking available
Legal Fees - Both parties will be responsible for their own fees
VAT -Not Applicable
EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Jason Works is an attractive listed Victorian building that has been fully refurbished and can now provide flexible, open-plan office and studio space. The available-floor first floor office spaces are a blank canvas and except for some feature columns is completely open-plan. The tenant is welcome to split the space to align with their operational needs.

The property benefits from exposed brick walls and statement fixtures and fittings and includes a kitchen area and WC's. The floor can be accessed via stairs and a lift.

Location

Jason Works is located on Clarence Street in Loughborough in an area with a variety of commercial properties. The property is in close proximity to the town centre with good access links to Leicester, Nottingham and Derby with Loughborough train station being less than a 10 minute walk away. The property's car park is located off Duke Street.

Terms

Offered for let on a new internally repairing and insuring lease with terms to be agreed - The rent will be £20,000 per annum for unit 2 & £25,000 per annum for unit 3. No VAT. A deposit equal to 3-month rent will be required. An annual rates contribution of £3,000 and a £5,000 No VAT service charge will also apply and will be billed in addition to the rent.

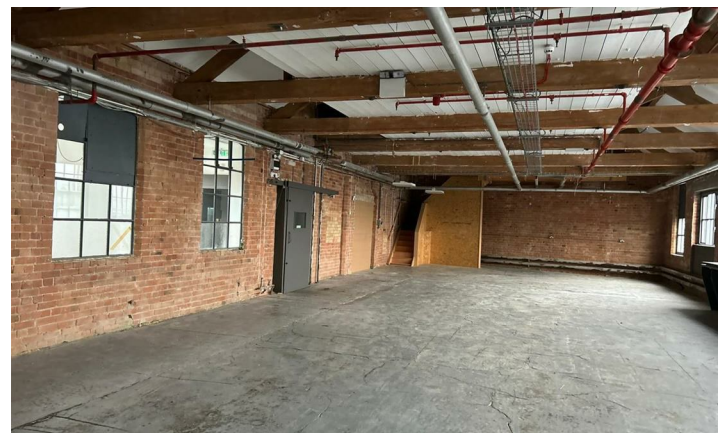
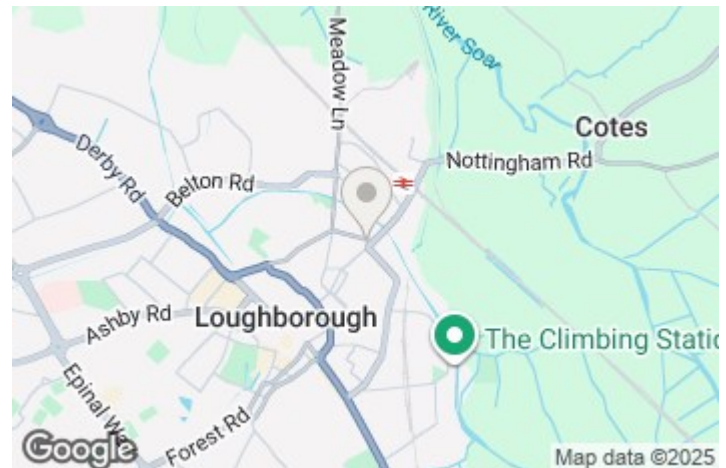
Amenities

The property includes a kitchen area within the footprint along with its own WC's

The property has 24/7 access and security.

Services

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



Viewing and Further Information

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