



Unit 2 & 3 To Let - Jason Works, Clarence Street, Loughborough, LE11 1DX

Be part of something special in
Loughborough

Unit 2 - 737 Sq. Ft - Unit 3 - 608 Sq. ft

Rent - £10,000 per annum No vat per
unit

- Unit 2 - 737 Sq. Ft - Unit 3 - 608 Sq. ft
- Individually designed within a stunning building
- 24/7 Access and Parking
- Shared amenities for all tenants
- Available immediately
- £10,000 per unit

Summary

Size - Unit 2 - 737 Sq. Ft - Unit 3 - 608 Sq. ft

Rent - £10,000 per annum per unit

Business Rates and Utilities - Tenants will be responsible for a rates and utility bills

Service charge - TBC

Car Parking - On-site parking available

Legal Fees - Both parties will be responsible for their own fees

VAT - No Applicable

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days



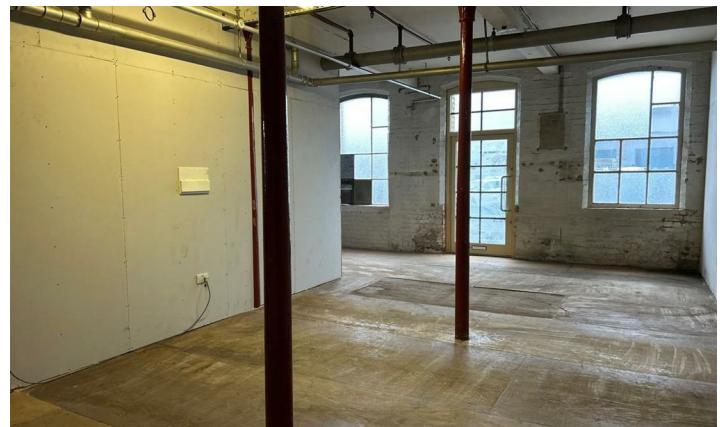
Description

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-Ground first floor office/studio/retail space is 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.



Accommodation

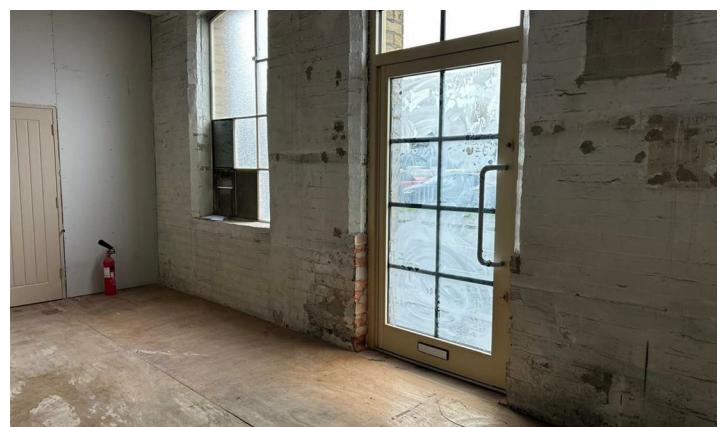
Unit 2 - 737 Sq. Ft - Available - £10,000 per annum

Unit 3 - 608 Sq. ft - Available - £10,000 per annum

Terms

Offered for let on a new internally repairing and insuring lease with terms to be agreed - No VAT is chargeable on the rent, the units can be made larger to suit individual needs. A deposit equal to 3-month rent will be required. Tenant is responsible for all utilities including business rates. Rent will be £10,000 per annum - NO VAT

Tenants will be responsible for business rates and utilities.



Amenities

The property includes a shared kitchen along with its own WC's

The property has 24/7 access and security.

Services

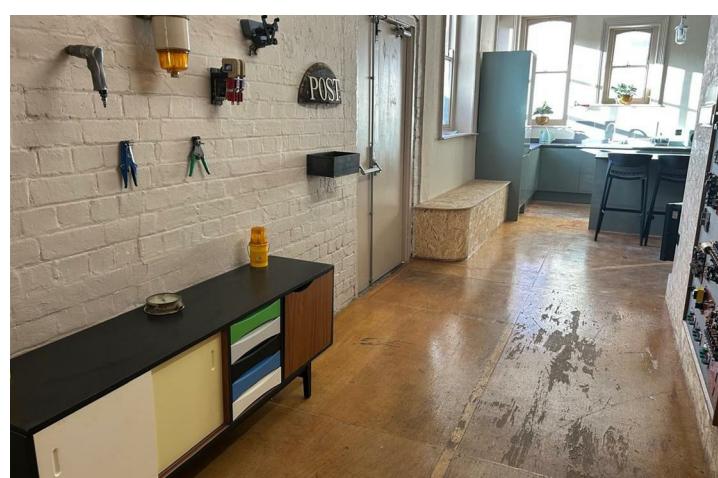
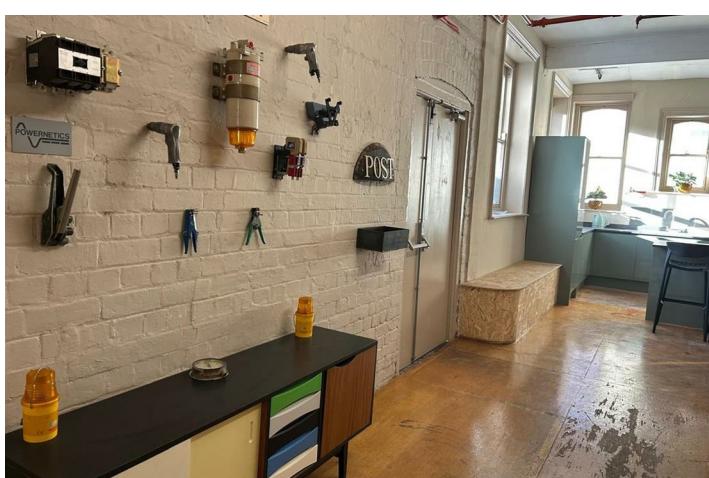
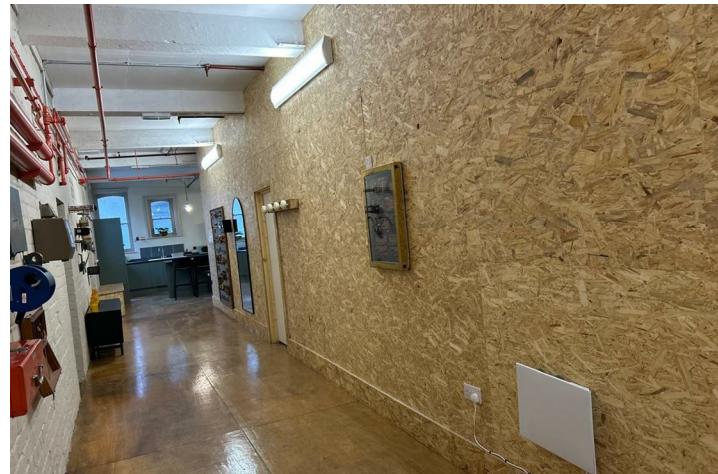
We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330





Unit 18 Midland Court, Oakham, Rutland, LE15 6RA
Tel: 01664 431330
Email: office@pandfcommercial.com
Website: pandfcommercial.com

PF | Pepperdine & Freckingham
commercial sales & lettings