



Private offices within High Street Chambers, 25 High Street, Loughborough LE11 2PZ

Loughborough Town Centre Offices TO LET

Fully inclusive rents - £600 PCM

2 to 3 person office

- First floor offices with stair lift access. 2 unfurnished spaces available
- Offices independently lockable.
- To let on flexible 6 month rolling agreements
- Office/studio/treatment room uses
- Shared kitchenette & welfare facilities provided
- 1 Parking space can be made available at an additional £100 PCM
- Available immediately

Summary

Size - 2 to 3 desks (175 sq ft)
Rent - £600 Per Calendar Month
Business Rates - Included in the rent
VAT - No VAT
Legal Fees - Each party will bear their own costs
EPC Rating - C (67)

Description

25 High Street is located in the heart of Loughborough Town Centre and is an exemplary office block within the solicitor firm Imperial Law.

The offices have excellent on street access and are just a short walk from Market Place. Internally, the first floor is accessed via stairs and also hosts a stair lift allowing for disabled access. The reception area is welcoming and tenants are welcome to utilize this space as a waiting room for their clients. On-site amenities also include a shared kitchenette and independent welfare facilities for both males and females.

The offices are open planned and light and include electric heating and air-conditioning units.

Accommodation

Two 2-3 person offices are available at an inclusive rate of £600 PCM

All offices are located on the first floor, with shared kitchen and W/C amenities. A reception area and boardroom for meetings can also be utilised by tenants.

Terms

The office spaces are to let on flexible terms. A 6 month agreement is preferable but shorter can be accommodated for if needed, with 30 days notice required to exit. Rents will include all Utilities, except phone and broadband. A rental deposit will be required.

One months rent will be held as a deposit.

Location

The premises is situated on High Street Chambers in the heart of Loughborough Town Centre. The location is prime and benefits from good communication links due to regular bus routes in and out of the town centre and is the main pedestrianised thoroughfares into the town centre Market Place.

Services

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



Viewing and Further Information

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