



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

First floor office & studio space located within Jason Works

3,000 sq ft of available space

Rent - £20,000 annum + VAT

Service charge - £5,000 per annum + VAT

- Large opened plan office & studio space
- Lift and stair access, Kitchenette and welfare facilities
- 24/7 Access and Parking
- The space can be divided to create additional rooms
- Available immediately

Summary

Size - 3,000 sq ft
Rent - £20,000 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 - 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 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.

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 + VAT, year one, increasing to £25k year 2 onwards. A deposit equal to 3-month rent will be required. An annual rates contribution of £3,000 and a £5,000 + VAT service charge will also apply and will be billed in addition to the rent.

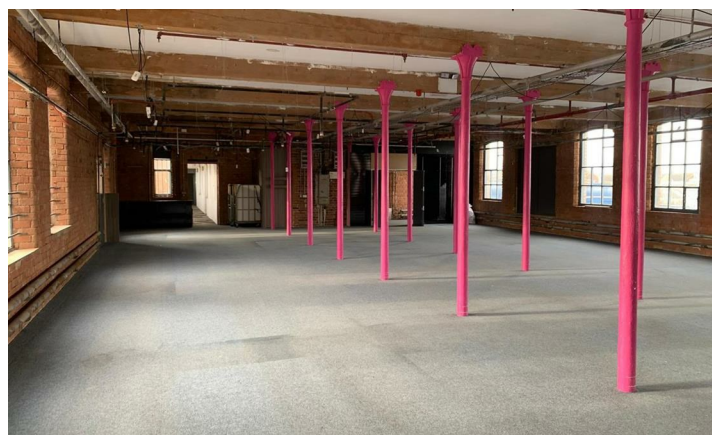
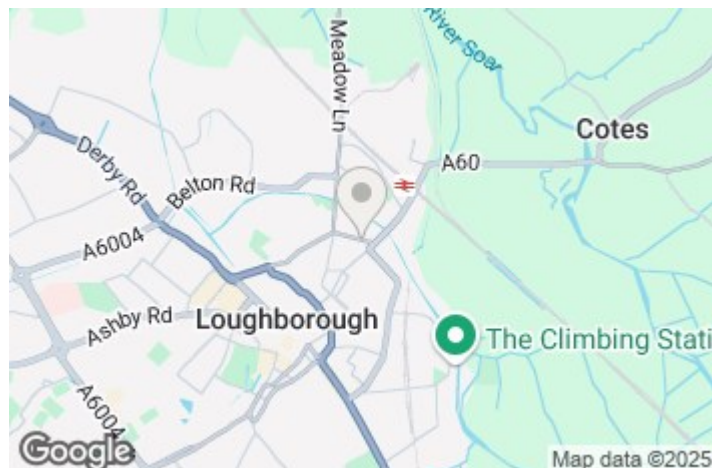
Amenities

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 by the agent.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330