



Offices, 10 Great Central Road, Loughborough LE11 1RW

First and Second floor office space to let in Loughborough Town Centre

From £400 to £550 per calendar month
- bills included

First Floor 110 and Second Floor 269
Sq Ft

- From £400 to £550 per month
- Flexible terms
- Dog friendly
- No service Charge
- Private kitchen facilities
- All bills included & internet

Summary

Available Size 110 sq. ft to 269 sq. ft
First floor office - 3.2m x 3.2m
Loft Office - 5m x 5m
Rent - From £4800 to £6,600 per annum all inclusive
Business Rates - Included in the rent
VAT - Not Applicable
Legal Fees - N/A
EPC Rating D (91)

Description

Excellent 2-4 person offices on the First and second floor within an office building close to the Town Centre and Railway Station. The offices have newly decorated and The Loft has its own Kitchen facility with shared w/c's. The first floor office has a shared Kitchen and w/c's.

The space is available immediately and offered on flexible terms.

Location

Great Central Road is located close to the town centre of Loughborough which has a population in the region of 60,000 making it the largest settlement in Leicestershire 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.

Terms

A new lease, outside the 1954 Act, is being offered with an initial passing rent of £400 to £550 per month with no VAT. A 3 month rent deposit will be required. Terms will be 2 years or more if required.

Utilities including internet and Service charge are included in the rent.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330