



44b Churchgate, Loughborough LE11 1UE

Loughborough Town Centre
Office/Studio space

£15,000 per annum (NO VAT)

Available August 2026 or sooner if
required

- Circa 1500 Sq. ft of 1st floor office space
- Loughborough Town Centre
- Main room with additional meeting rooms
- Self contained space
- 2 car parking spaces
- £15,000 per annum (NO VAT)

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Summary

Tenure - Leasehold
Size - Circa 1500 sq ft
Rent - £15,000 per annum
VAT - Not applicable
Rateable value - £11,750
EPC - D (100)
Legal Fees - Each party to bear their own costs

Description

First floor office space within a 2 story building of brick construction under a pitched tile roof. With private access from the car park into the stairs to the second floor. The offices offer a range of space with one large open plan office room with windows front and rear, internal meeting room. From the main corridor there are 3 individual meeting rooms. With 2 allocated car parking spaces to the rear.

Location

This 1500 Sq. Ft Office is located on the second Floor and is just off the main pedestrianised town centre of the popular market and University town of Loughborough in the Charnwood Borough of Leicestershire.

The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester. Loughborough lies on the A6 and is approximately midway between Leicester and Nottingham and 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.

Accommodation

Open plan main office plus boardroom.
With 3 smaller meeting rooms - 2 are internal with no natural lighting.
Ladies and gent's w/c's and small kitchenette.

Terms

A new 5-year lease is being offered with an initial passing rent of £15,000, plus landlords' insurance. A 3 month rent deposit will be required. The tenant will be responsible for all utilities and business rates (if applicable). Business rateable value is £11,750 - Tenants should make their own enquiries with regards to any rate relief available.



Viewing and Further Information

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