



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

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

## 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 all 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

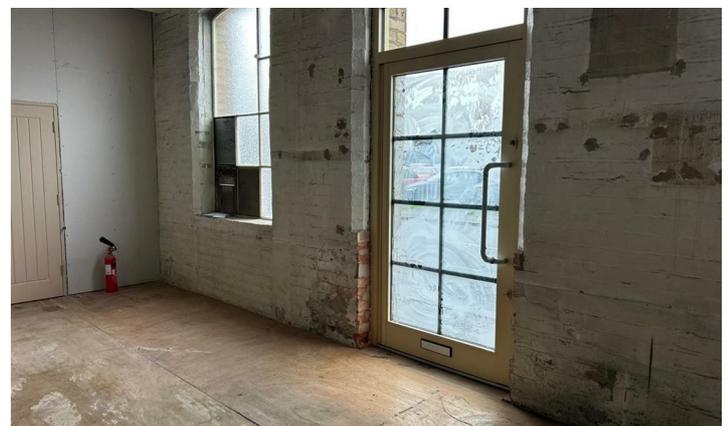
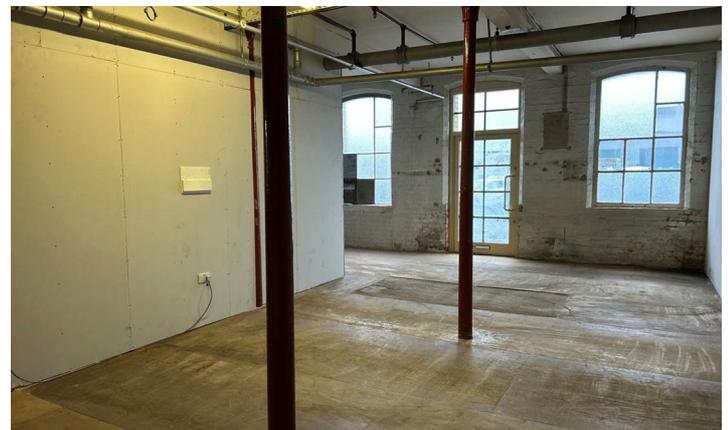
Offered for let on a new internally repairing and insuring lease with terms to be agreed - No VAT is chargeable on the rent, the units can be made larger to suit individual needs. A deposit equal to 3-month rent will be required. Tenant is responsible for all utilities including business rates. Rent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

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