



Canal House, Lisle Street, Loughborough, LE11 1AW

A range of unique serviced office spaces To Let

From £450 - £900 +vat pcm

Locations:

The Old Arts College - LE11 3BH

Canal House - LE11 1AW

- Flexible lease terms
- 24/7 Access
- On site café plus co working
- All services connected and are included within the monthly rental
- Kitchenette and welfare facilities provided
- Rents are inclusive of bills
- Parking available at Canal House

# Canal House, Lisle Street, Loughborough, LE11 1AW

## Summary

Available Size: 2 to 6 Desks  
Rent: £450 - £900 per month  
Business Rates: Upon Enquiry  
Car Parking: On site parking available at Old Arts Collage  
VAT: Applicable  
Legal Fees: Each party to bear their own costs  
EPC Rating: Upon enquiry

## Description

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**CANAL HOUSE:** A modern, redeveloped and refurbished industrial building. The ground floor of the building has been fitted to provide flexible, open plan office accommodation with a communal kitchen area, WC's and a private meeting room available through bookings.

The premises has 24/7 access and security and the on site café provides quality food and drink for tenants and guests to the site.

**THE OLD ARTS COLLEGE:** An iconic former Arts college building that has been fully refurbished and can now provide flexible office and co working space. The available-second floor office is a blank canvas and provided with ample natural light.

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

Canal House - LE11 1AW (10 minuet walk from Loughborough Town Centre)

The Old Arts College - LE11 3BH (Loughborough Town Centre)

### Accommodation

A range of available office spaces from 1 to 6 desks.

Canal House available space :

Office pod 1 - 1 to 2 person £450 /month +vat

Office pod 2 - 1 to 2 person £500 /month +vat

Office pod 3 - 1 to 2 person £650 /month +vat

Old Arts Collage available space:

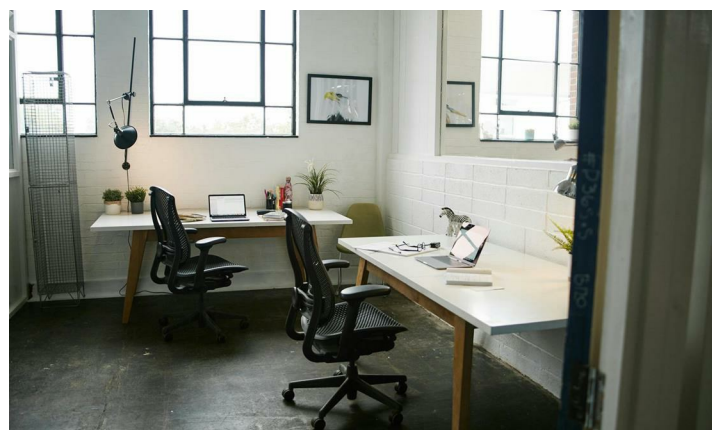
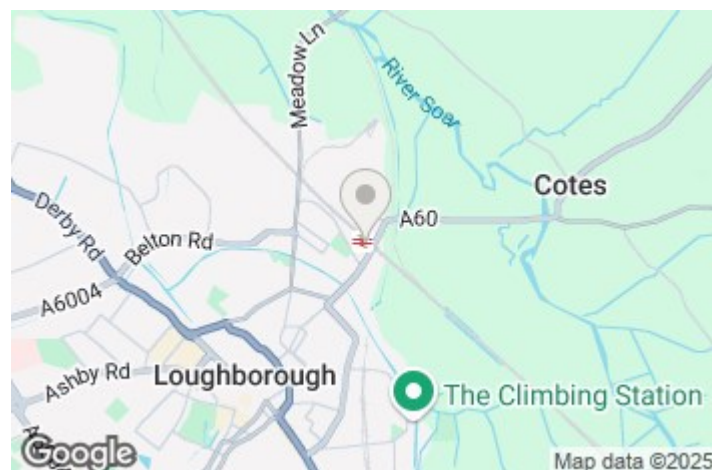
Office pod - 1 to 6 person £900 /month +vat

### Terms

Both office location can be let on flexible terms. Agreements will be for a minimum term of 12 months, with 3 months notice required to leave. The rents range from £450 - £900 pcm +vat to include all bills across Canal House and The Olds Arts College. Some offices can be extended, rentals will be agreed on a bespoke basis for additional space. Rent includes WIFI, use of private meeting room, electric, water and heating, cleaning of communal areas. Coffee and tea is also provided along with basic toiletries.

### Parking - Canal House Only

Each bay comes with one dedicated parking spaces in a secure car park. There are also further facilities for bike storage.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330



