



66, Ashby Road, Loughborough, LE11 3AE

Professional office space TO LET in
Loughborough Town Centre

Rent: £650 pcm +vat

Size: 345 sq ft

- Available immediately
- Ground & basement accommodation
- Welfare facilities provided including kitchenette
- 5 minute walk from Loughborough Town Centre
- Private entrance
- Good on street visibility with display and signage
- Ideal for office and or treatment rooms

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Summary

Available Size: 345 sq ft
Rent: £650 per month
Business Rates: £2,800 (100% Small Business rates relief should apply STS)
Car Parking: N/A
VAT: Applicable
Legal Fees: Each party to bear their own costs
EPC Rating: Upon enquiry

Description

An excellent opportunity to lease a self-contained office & treatment space in Loughborough. The property spans over basement and ground floor and includes a kitchenette, WC and store room. There are residential apartments over which have a separate access.

Location

The property is situated on Ashby Road, just adjacent to the entrance of the Sainsbury's supermarket. The location provides easy access to the main pedestrianized town centre of Loughborough within a 5 minute walk.

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.

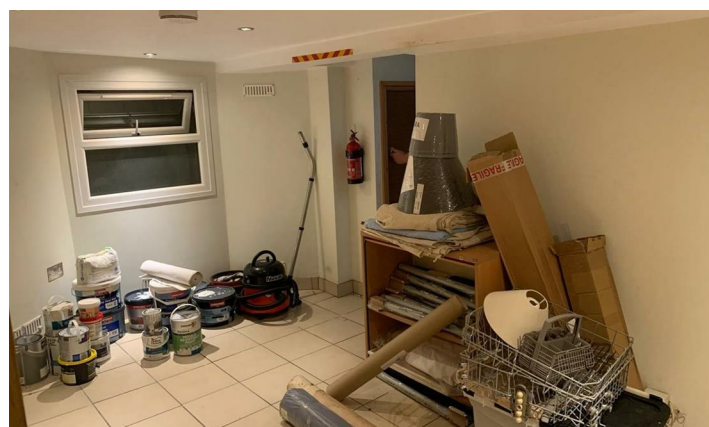
Terms

Offered for let on a new fully repairing and insuring lease with terms to be agreed based on a 5 year lease to include a 3 year review - The rent will be set at £7,800 + VAT per annum for the space provided.

A deposit equal to 3 month rent + VAT will be required along with a contribution towards the buildings Insurance which will be arranged by the Landlord.

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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