



Brooklyn House, Brook Street Shepshed, Leicestershire, LE12 9RG

**Last available fully serviced office TO LET in Shepshed**

**Rent: £400 pcm + vat**

**Circa 172 Sq Ft - 2 to 3 desks**

- Fully serviced office space excl internet
- 24/7 Access
- Rooms have electric heating and/or dual air conditioning units
- Welfare facilities provided Including Two Kitchenettes
- CCTV installed and Private intercom to each room
- Each office has ample natural light
- 10 Parking spaces available overall

## Summary

Available Size - Circa 172 Sq Ft - 2 to 3 Desks

Rent - £400 per month + vat

Business Rates - RV for Office 2 is £2,075 Tenants are responsible for the rates payable. Full rate relief should be available.

VAT - Applicable

Legal Fees - The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.

Car Parking - No allocated spaces. There are a total of 10 Spaces available to the building

EPC Rating - Exempt, listed building



## Description

### Property

Brooklyn House is a Grade II listed property which has been converted and refurbished to provide an attractive fully serviced office hub in the heart of Shepshed.

Each room is finished to a high standard, featuring numerous electrical points, an intercom system and equipped with electric heating and/or air conditioning units for both warmth and cooling.

Only office 2 is currently available and is to the front of the building on the ground floor and boasts excellent natural light from the window overlooking Brook Street. Kitchen and WC facilities are provided. On-site parking is available on a first-come, first-served basis, with 10 spaces available.



### Location

Brooklyn House is a substantial local landmark in central Shepshed fronting Brook Street and Paterson Place. Shepshed itself is located superbly for the M1 motorway, Junctions 23 and 24, both within easy access. Junction 23 is approximately 1.7 miles to the south and Junction 24 is approximately 6 miles to the north.

### Accommodation

#### Ground Floor

Office 1 - 2 to 3 desk (178 sq ft) LET

Office 2 - 2 to 3 desk (172 sq ft) £400 pcm + VAT

#### First Floor

Office 3 - 3 to 4 desk (206 sq ft) Available Separately as one Suite

Office 4 - 1 to 2 desk (117 sq ft) Available Separately as one Suite

Office 5 - 2 to 3 desk (168 sq ft) Available Separately as one Suite

Office 6 - 2 to 3 desk (181 sq ft) LET

Office 7 - 2 to 3 desk (172 sq ft) LET

#### Second Floor

Office 8 - 2 to 3 desk (180 sq ft) LET

Office 10 - 2 to 3 desk (185 sq ft) LET

Office 11 - 3 to 4 desk (193 sq ft) LET

### Terms

A new RICS based Internal Repairing and Insuring lease is offered on a minimum 3 year term with annual reviews and breaks. 3 months notice required to break. A one-month deposit will be required as security and the lease will fall outside the Landlord and Tenant Act. A non-returnable contribution of £250 + VAT will be required towards the Landlords costs in preparation of the Lease and payable in advance of the lease being issued.

Rent includes Utilities, communal cleaning and Buildings insurance.



## Viewing and Further Information

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