



Leisure and Event Space - 1 Albert Street, Loughborough

Leisure and Event space
Loughborough Town Centre

Rent £30,000 pa + VAT

All uses considered

- Leisure and Event Space To Let
- £30,000 per annum plus VAT
- 5-year lease available
- 2594 Sq ft open planned space
- Available Immediately
- Self contained with W/c's and Kitchen space

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Summary

Size - 2,594 Sq ft
Rent - £30,000 pa
Service Charge - applicable.
Vat - Applicable
Rates - RV to be confirmed
Parking - No Parking
EPC - C (51)

Description

The ground floor space at Albert house has been fully renovated, and is set up for events and leisure space, with an open plan L-shaped layout - self contained and offering bespoke w/c's and a separate kitchen and dining space.

The space would suit a similar user or office use.

Location

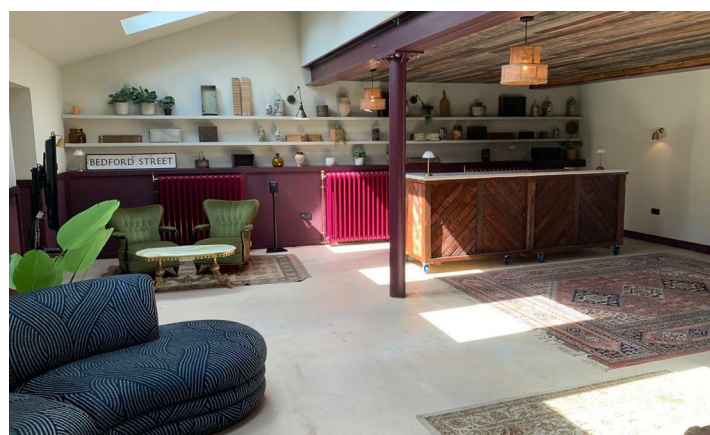
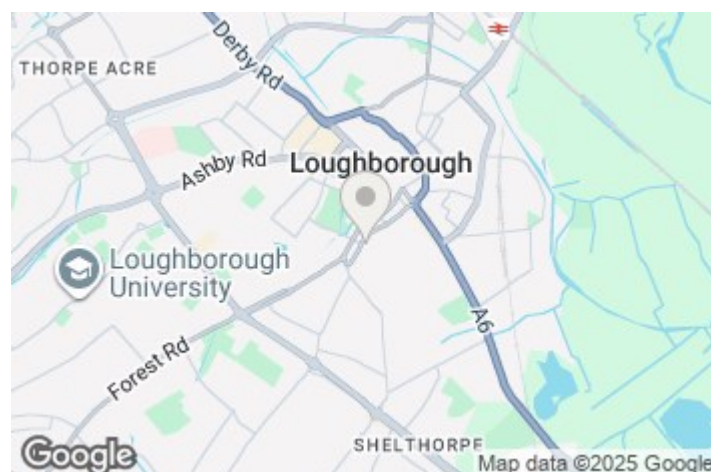
Situated on the corner of Albert Street and Royland Road, just a short distance from the Town Centre.

All major shopping outlets are within Loughborough Town centre including food and service outlets. Loughborough 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.

Terms

Albert House ground floor space is available to let on a new 5-year lease term on an internal repairing and insuring basis. The initial rent is £30k per annum plus VAT with a small service charge for the upkeep of the common parts shared with the first floor offices.

A 3 month rent deposit will be required by the ingoing tenant.



Viewing and Further Information

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