



Ground Floor, 20 Fennel Street, Loughborough LE11 1UQ

## Ground floor Office/Studio/Retail TO LET

Inclusive rent, excl internet -  
£15000 per Annum No VAT

Circa 800 sq ft open plan space

- Well appointed ground floor office/studio/retail
- Loughborough Town Centre
- Electric heating and LED lighting throughout
- Shared welfare facilities and kitchenette
- Welcoming reception
- NO PARKING
- Available immediately

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### Summary

Rent - £15000 per annum  
Business Rates - Tenants are responsible for the rates payable.  
Full rate relief should be available.  
Car Parking - N/A  
VAT - Not applicable  
Internet - Charged at £50 PCM  
Legal Fees - Each party to bear their own costs  
EPC Rating - D (79)

### Description

The property as a whole has been fully renovated over 3 floors, with first and second dedicated to serviced office space.

The available space is located on the ground floor with access from the main street front or through the shared reception to the offices within 20 Fennel Street. The room is naturally well-lit with an open-plan layout, featuring LED lighting and a single electric heater. The property includes a ground floor reception area, ideal for use as a client waiting space. The first floor offers a communal kitchenette and two WCs, while the second floor provides a single WC.

### Location

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.

### Accommodation

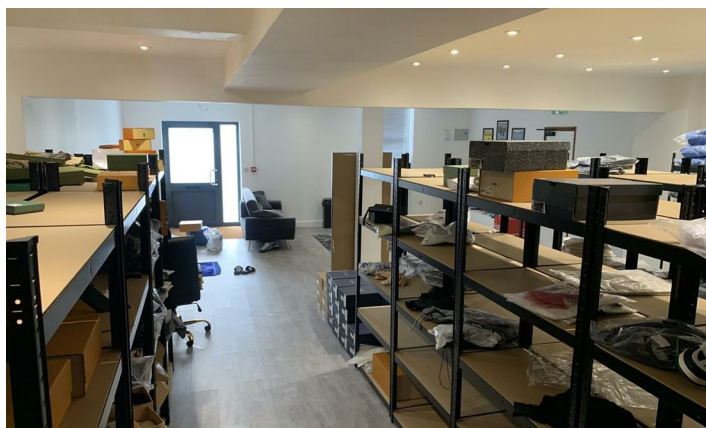
Ground floor unit @ 18 Fennel Street offers circa 850 Sq. ft of open plan space with shared kitchen and w/c facilities.

### Terms

A new 5-year lease with a 3 year review and break is being offered with an initial passing rent of £15,000 per Annum. No rent deposit required. The tenant will be responsible for any applicable business rates (rateable value is £11,000), however, a full exemption should apply if this is the sole operational premises. Rent will be charged monthly in advance.

### 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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