



Office 5 - 2nd Floor Field House - Field Street, Shepshed - LE12 9AL

2nd Floor office to Let in Shepshed

£6,000 + VAT per annum

Available immediately

- 770 Sq ft of space to include meeting room
- Shepshed Town Centre
- £6,000 + VAT per annum inclusive of bills except Rates and Telephone
- Available immediately
- 2nd Floor Office TO LET

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Summary

Size - Circa 770 Sq Ft
Price - £6,000 per annum
VAT - Applicable
Rateable value - £4,300
Legal fees - Each party to bear their own costs
Availability - Immediate lease start date available
Tenure - Leasehold
EPC - C (75) To be updated within 28 days

Description

Office 5 is located on the 2nd floor of Field House, a multi let office and Leisure building in the Town Centre of Shepshed. The offices offer 2 main rooms, comprising the open plan main office and separate meeting room, with kitchen and W/c. The unit is self contained and doesn't share its amenities with any other office users. There is a loft storage room if required. Car parking can be located in the adjacent pay and display/permit car park on Field Street.

Location

Shepshed is a popular town located in the Charnwood district within the County of Leicestershire. Located approximately 3 miles West of Loughborough via the A512, and extremely well located just off junction 23 of the M1 motorway. The town has an estimated population of around 14,000. The offices are located in the centre of Shepshed and offer a great opportunity for first time/start up business

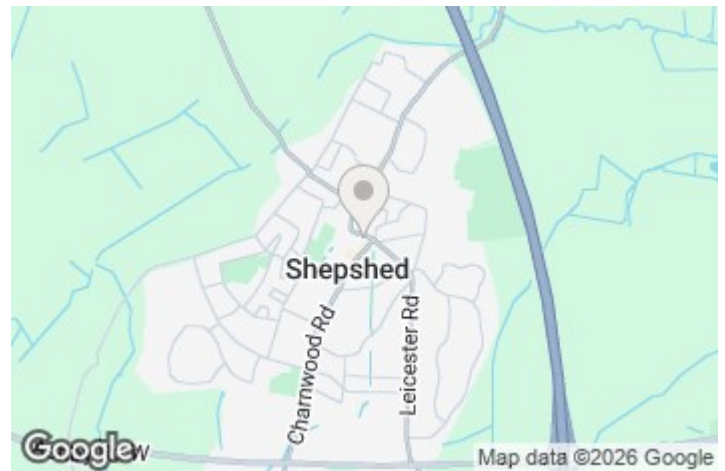
Accommodation

The offices offer the main open plan room with windows to the front and rear elevation, with separate office/meeting room. Kitchen and w/c facilities and store room. The total space is approximately 770 sq ft.

Terms

Offered for Let on a new 5-year lease with 3 year break clause if required. Shorter lease terms may be agreeable. A 3 month deposit is required and rent if paid monthly in advance. A contribution to the Buildings insurance is required along with other tenants based on the area occupied.

The rent is fixed at £6,000 per annum + VAT. To include all utilities with the exception of business rates and tenants phone/internet requirements.



Viewing and Further Information

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