



First Floor, Unit 7 - Beaumont Court, Prince William Road, Loughborough LE11 5DA

Well appointed office space to Let  
in Loughborough

£25,000 per annum plus vat and  
service charge

2,200 Sq Ft Total

- First floor office space to let
- 5 office suites plus communal space and meeting room
- Circa 2200 sq. ft of space
- Self contained office space
- Car parking spaces available by separate negotiation
- £25,000 per annum plus VAT
- Service charge will apply

# First Floor, Unit 7 - Beaumont Court, Prince William Road, Loughborough LE11 5DA

## Summary

Size - 2,200 sq ft first floor space

Rent - £25,000 per annum

Vat - Applicable

Rates - The rates will be split for the first floor and tenants will be responsible for payable rates

Legal Fees - Each to party bear their own costs

EPC - 76 (D)

## Description

The first floor comprises 5 office suites and communal facilities which include kitchenette, meeting room plus male and female WCs.

The offices benefit from a mixture of ceiling-mounted LED lighting and inset LED lighting and are heated via electric storage heaters and heat/cool air conditioning.

## Location

Located on an industrial estate in Loughborough about 1.3 miles from the town centre. The town has a population in the region of 60,000 and 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.

## Description

The offices are accessed by the ground floor communal entrance - with spiral stair case to the first floor landing. With a range of 5 office spaces as follows:-

Suite 1 - 58.42 sq m (629 sq ft)

Suite 2 - 20.52 sq m (221 sq ft)

Suite 3 - 17.84 sq m (192 sq ft)

Suite 4 - 29.12 sq m (313 sq ft)

Suite 5 - 65.0 sq m (700 sq ft)

## Terms

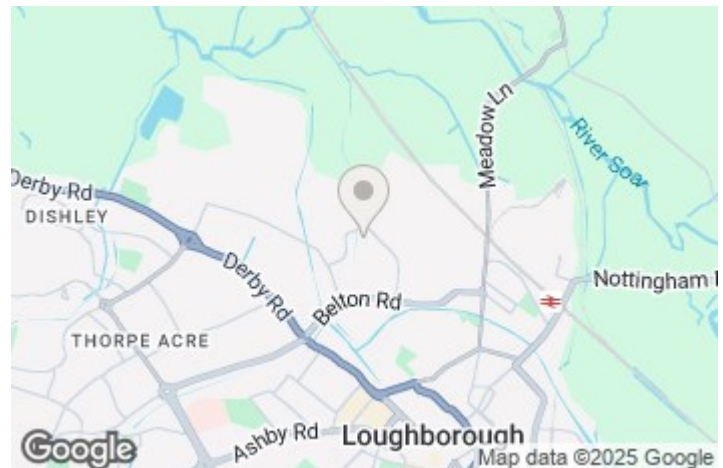
Offered to let on a new 5-year lease term - at an initial passing rent of £25k per annum plus VAT.

The offices are individually metered and the tenant will be responsible for their own bills.

3 months rent deposit will be required.

The rates are currently linked to the whole building but will be split in due course, tenants will be responsible for the first floor rates.

A small service charge will apply for the upkeep and maintenance of common parts plus tenant will contribute to the Buildings Insurance arranged by the landlord



## Viewing and Further Information

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