



A range of retail and studio units To Let - Jason Works, Clarence Street, Loughborough, LE11 1DX

Be part of something special in
Loughborough

6 bespoke retail/studio units to let
from 1000 sq ft

Rent - £15,000 per annum plus vat

- A range of 6 retail/studio units
- Individually designed within a stunning building
- 24/7 Access and Parking
- Shared amenities for all tenants
- Available immediately

Summary

Size - from 1000 Sq. FT
Rent - From £15,000 per annum
Business Rates - Tenants will be responsible for a rates
Service charge - TBC
Car Parking - On-site parking available 10 spaces
Legal Fees - Both parties will be responsible for their own fees
VAT - Applicable
EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Jason Works is an attractive listed Victorian building that has been fully refurbished and can now provide flexible, open-plan office and studio space. The available-Ground first floor office is a blank canvas and except for some feature columns is completely open-plan. The tenant is welcome to split the space to align with their operational needs.

The property benefits from exposed brick walls and statement fixtures and fittings and includes a kitchen area and WC's. The floor can be accessed via stairs and a lift.

Location

Jason Works is located on Clarence Street in Loughborough in an area with a variety of commercial properties. The property is in close proximity to the town centre with good access links to Leicester, Nottingham and Derby with Loughborough train station being less than a 10 minute walk away. The property's car park is located off Duke Street.

Terms

Offered for let on a new internally repairing and insuring lease with terms to be agreed - The rent will be £15,000 per annum + VAT per unit, the units can be made larger to suit individual needs. A deposit equal to 3-month rent will be required. Tenant is responsible for all utilities including business rates.

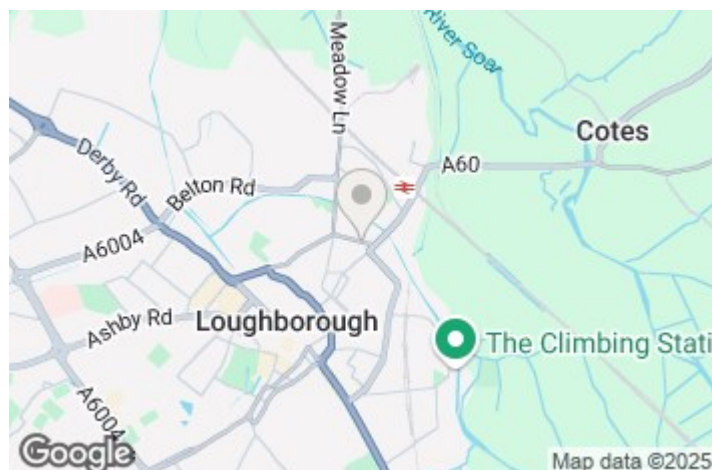
Amenities

The property includes a shared kitchen along with its own WC's

The property has 24/7 access and security.

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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