



Office Suite 3-5, Brooklyn House, Brook Street Shepshed LE12 9RG

**Suite of 3 serviced offices TO LET  
in Shepshed**

**Rent: £13,000 per annum + vat**

**Circa 740 Sq Ft**

- Fully serviced office space excl internet
- 24/7 Access
- Rooms have electric heating and/or dual air conditioning units
- Welfare facilities provided Including Two Kitchenettes
- CCTV installed and Private intercom to each room
- Each office has ample natural light
- 10 Parking spaces available overall

## Summary

Available Size - Circa 740 Sq Ft - 3 individual offices

Rent - £13,000 per annum + vat

Business Rates - Offices within the suite are individually rated. See below

VAT - Applicable

Legal Fees - The tenant will contribute £350 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.

Car Parking - No allocated spaces. There are a total of 10 Spaces available to the building

EPC Rating - Exempt, listed building

## Description

Brooklyn House is a Grade II listed property which has been converted and refurbished to provide an attractive fully serviced office hub in the heart of Shepshed.

Office Suite 3-5 comprises its own internal entrance door at first floor level, leading to the corridor off which feed the 3 individual offices, a Kitchen/Staff Room and 2 Wc's

Each room is finished to a high standard, featuring numerous electrical points and windows overlooking the side of the building. An intercom system connected to the entrance doors and equipped with electric heating and/or air conditioning units for both warmth and cooling.

On-site parking is available on a first-come, first-served basis, with 10 spaces available.

## Location

Brooklyn House is a substantial local landmark in central Shepshed fronting Brook Street and Paterson Place. Shepshed itself is located superbly for the M1 motorway, Junctions 23 and 24, both within easy access. Junction 23 is approximately 1.7 miles to the south and Junction 24 is approximately 6 miles to the north.

## Accommodation

Office Suite 3-5 - First Floor

Office 3 - 3 to 4 desk 15'3" x 13'8" (206 sq ft) Business RV £2,050

Office 4 - 1 to 2 desk 11'2" x 9'6" (117 sq ft) Business RV £1,450

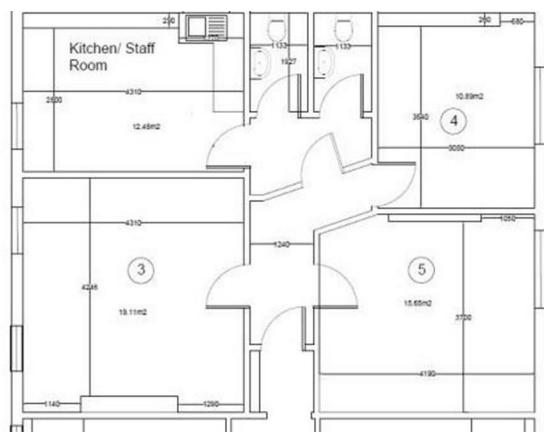
Office 5 - 2 to 3 desk 13'3" x 12'2" (168 sq ft) Business RV £2,600

Kitchen 13'8" x 10' and 2 wc's

## Terms

A new RICS based Internal Repairing and Insuring lease is offered on a minimum 3 year term with annual reviews and breaks. The starting rent for the Suite is £13,000 per annum + VAT. 3 months notice required to break. A one-month deposit will be required as security and the lease will fall outside the Landlord and Tenant Act. A non-returnable contribution of £350 + VAT will be required towards the Landlords costs in preparation of the Lease and payable in advance of the lease being issued.

Rent includes Utilities, communal cleaning and Buildings insurance. Business Rates are the tenant responsibility and the offices cannot be combined in one Rateable Unit.



## Viewing and Further Information

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