



202 Ashby Road, Loughborough LE11 3AG

1800 sq ft over 2 floors of office
space To Let

£25,000 per annum plus VAT

Available immediately

- 1800 sq ft of office space
- Set out over 2 floors
- 4 car parking spaces
- £25,000 per annum rent + VAT
- Available 1st September 2006
- Garden to the rear

Summary

Tenure - Leasehold

Price - £25,000 per annum

VAT - Applicable

Rates - £12,500 - Discounts available subject to status

EPC - C (63)

Legal fees - Each party to bear their own costs

Car parking - 4 spaces available

Description

202 Ashby Road is a 2 storey office building under a pitched tiled roof - office space is set over the 2 floors with kitchen and w/cs. The space benefits from 4 car parking spaces and garden area to the rear. The offices are in excellent condition throughout.

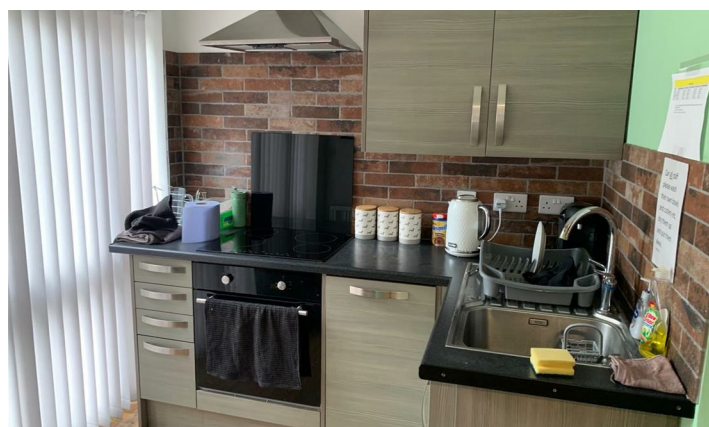
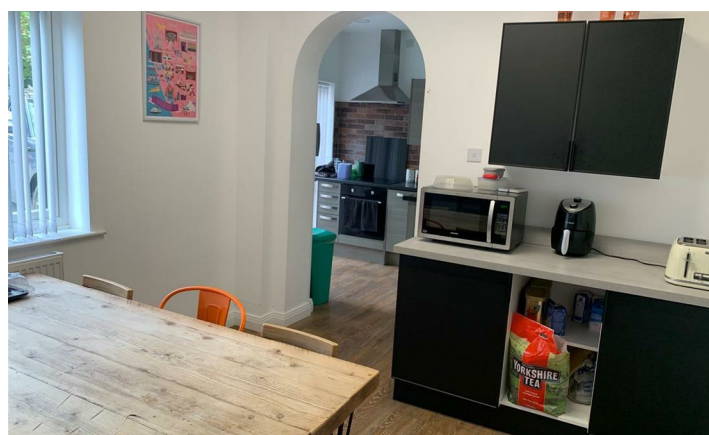
Location

The property is situated on Ashby Road, just a 5 minute walk to the town centre. The location provides easy access to the main pedestrianized town centre of Loughborough within a 5 minute walk. 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

Terms

The current lease is available via a sub lease or by way of a new 5 year lease term - rent will be set at £25,000 per annum plus VAT - landlords building insurance will be re-charged at cost.

The lease will be on fully repairing and insuring terms. 3 months deposit will be required.



Viewing and Further Information

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