



Office 2, 20 Fennel Street, Loughborough LE11 1UQ

## Office 2 TO LET (First Floor)

Inclusive rent, exc internet - £1000  
per month No VAT

Size - 2 to 3 person

- High Spec Furnished office space
- Fully renovated offices in Loughborough Town Centre
- Electric heating and LED lighting throughout
- Shared welfare facilities and kitchenette
- Welcoming reception
- NO PARKING
- Available immediately

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## Summary

Rent - £1000 PCM Year 1  
Business Rates - Tenants are responsible for the rates payable.  
Full rate relief should be available.  
Car Parking - N/A  
VAT - Not applicable  
Internet - Charged at £50 PCM  
Legal Fees - Each party to bear their own costs  
EPC Rating - D (79)

## Description

The property as a whole has been fully renovated over 3 floors, with first and second dedicated to serviced office space.

The available offices are situated on the first floor and are accessible via an internal staircase. The room is naturally well-lit with an open-plan layout, featuring LED lighting and a single electric heater. The property includes a ground floor reception area, ideal for use as a client waiting space. The first floor offers a communal kitchenette and two WCs, while the second floor provides a single WC.

## Location

Loughborough 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.

## Accommodation

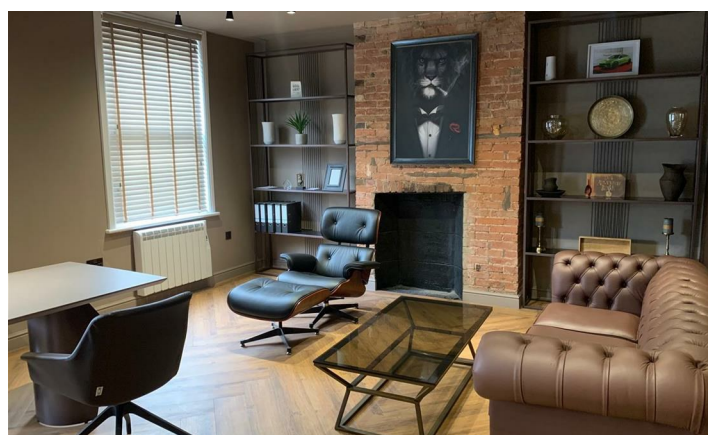
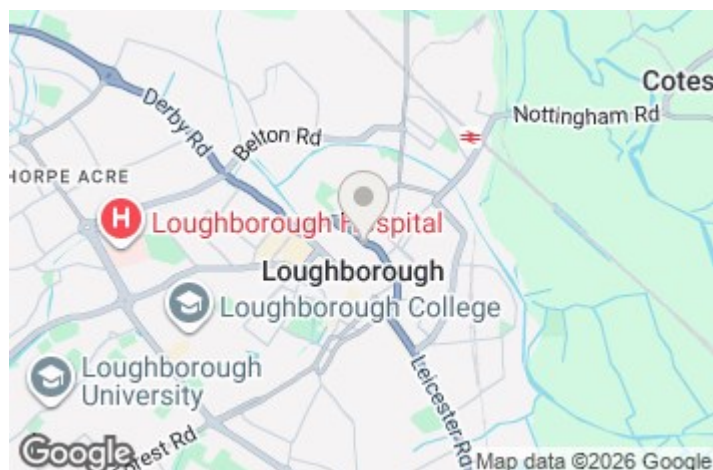
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## Terms

A new 5-year lease with a 3 year review and break is being offered with an initial passing rent of £1000 per month. No rent deposit required. The tenant will be responsible for any applicable business rates, however, a full exemption should apply if this is the sole operational premises. Rent will be charged monthly in advance.

## 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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