



Unit 3 - 33b Ashby Road, Loughborough, LE11 3AA

Self contained offices To Let

Rent £670 + VAT per calendar month

Circa 600 sq ft

- Loughborough Town Centre offices
- 2 Car Parking space
- Available immediately
- £8,000 per annum plus VAT
- Bills included in the rent
- Suitable for 5/6 people

Summary

Available Size: Circa 600 sq ft
Rent: £670 per month
Bills: Included except phone/internet
Car Parking: 2 spaces
VAT: Applicable
Legal Fees: Each party to bear their own costs
EPC Rating: Upon enquiry

Description

An excellent opportunity to lease self-contained offices suitable for a number of uses including beauty and treatment space in Loughborough Town Centre. The property spans over ground floor and first floor and includes a kitchenette, WC and store room.

The ground floor entrance leads to the entrance hallway and stairs to first floor office space, with one small office for a single occupier, w/c and kitchenette, and into the larger 4/5 person office space.

Location

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

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.

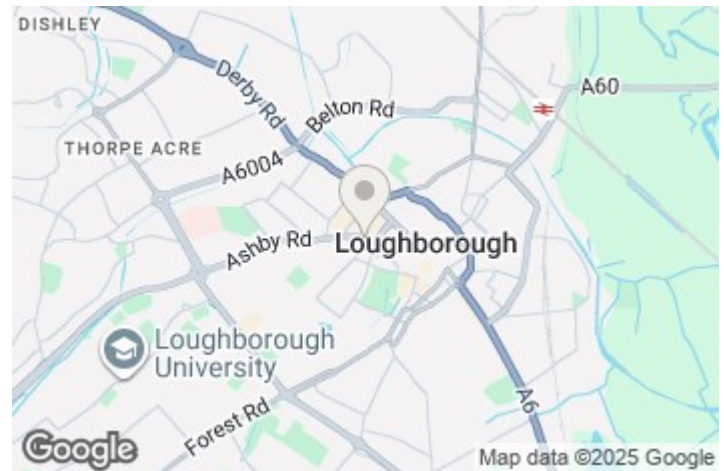
Terms

Offered for let on a new fully repairing and insuring lease with terms to be agreed based on a 5 year lease to include a 3 year review or break - The rent will be set at £8000 + vat per annum for the space provided. The rent will include all utilities with the exception of phone and broadband.

A deposit equal to 3 month rent + VAT will be required along with a contribution towards the buildings Insurance which will be arranged by the Landlord.

Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.



Viewing and Further Information

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