



Office 7, 20 Fennel Street, Loughborough

Office 5 & 7 TO LET (second floor)

Size - 2 to 3 person

Inclusive rent, exc internet - £550 per month

- Unfurnished office spaces
- Fully renovated offices in Loughborough Town Centre
- Electric heating and LED lighting throughout
- Shared welfare facilities and kitchenette
- Welcoming reception
- **NO PARKING**
- Available immediately

# Office 7, 20 Fennel Street, Loughborough

## Summary

Rent - £550 PCM Year 1, then £650 year 2 onwards per office  
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 £50PCM

Legal Fees - Each party to bear their own costs

EPC Rating - D (79)

## Description

Office 7 is now the final remaining space available within 20 Fennel St - The property as a whole has been full renovated over 3 floors, with first and second dedicated to serviced office space.

The available office is situated on the second floor and is 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

Office 5 (second floor) - 2 to 3 people - £6600 per annum - no VAT

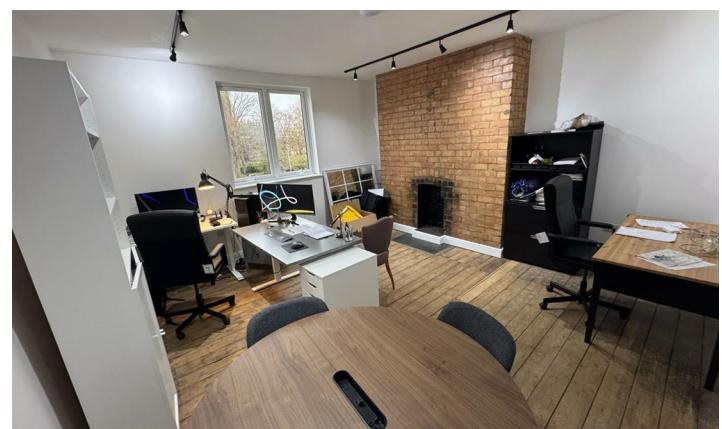
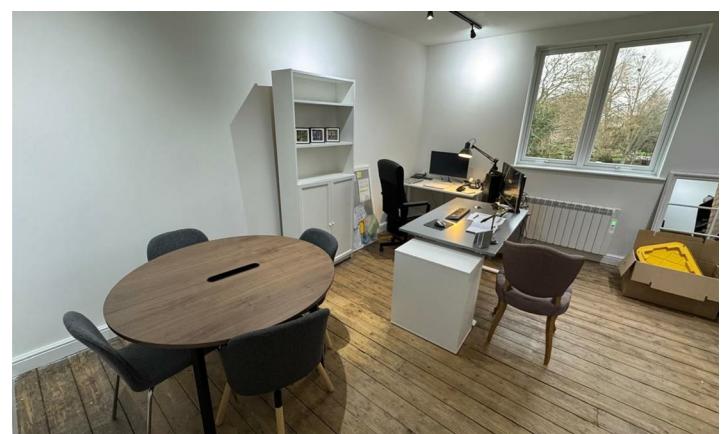
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## Terms

A new 5-year lease with a 3 year review and break is being offered with an initial passing rent of £550 per month year one, then £650 per month year 2 onwards. 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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