



12A, Swan Street, Sileby, Leicester LE12 7NW

Office and Studio space To Let

GF Office Suite 1 - £8,000 + No vat

GF Office 10A - £10,000 + No vat

FF Office Suite 3 & 4 - £12,000 + No vat

- Open planned office space and addition private meeting rooms
- Offices and studio space with Kitchenette and welfare facilities provided
- Room & floors can be let individually or as a whole
- Available immediately
- Shed and bin store
- Service charge may apply

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Summary

Available Size - 2700 Sq. ft

Rent - £8,000 - £12,000 per annum

Business Rates - Tenants are responsible for the rates payable. Full rate relief should be available.

VAT - Not Applicable

Legal Fees - The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.

EPC Rating - C (69)

Description

The property is accessed off Swan Street, which is a largely residential street in the Village. The offices are set out over the ground and first floors of the main building with a studio annexe which is independently accessed.

The Ground floor offices comprise - 2 offices totalling 992 Sq Ft with 1 office occupied. Open office/reception area. With a well fitted out shared kitchen area plus 2 w/cs and a shower.

The first floor offices which total 1,071 Sq Ft offer a central waiting/meeting area with 3/4 offices which could be let individually or as a whole. Shared Kitchenette. The first floor uses the ground floor w/c's.

The Studio/annexe - which is 647 Sq Ft with its own access, open plan character studio with separate boardroom, kitchenette and well fitted out W/c and shower room.

Location

The property is located in the popular village of Sileby. Sileby sits in the Soar Valley just 8 miles north of the city of Leicester and 5 miles southeast of Loughborough and the civil parish has a population of 8,960 at the 2021 census.

Terms

New leases will be granted for a 5 year term with breaks and reviews to be agreed. A service charge may apply and a deposit equal to 3 months rent (including VAT) will be held for the term of the lease.

The Landlord will insure the building and the tenant will reimburse a proportion based on Square Footage occupied. Tenants will be responsible for their own rates - The rateable value for Parkside House is £9,800 and the Studio is £5,900 per annum so each office should benefit from full rate relief subject to status.

Services

We understand that all main services are connected. These services have not been tested by the agent.



Viewing and Further Information

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