



Suite 5 Field House, 19-23 Field Street, Shepshed, Leicester, Leicestershire,

- * 2nd floor office space to let
- * 500 Sq Ft plus Kitchen and Wc
- * Town Centre Location
- * Available immediately
- * Ideal Start Up Office

Location

Shepshed is a popular town located in the Charnwood district within the County of Leicestershire. Located approximately 3 miles West of Loughborough via the A512, and extremely well located just off junction 23 of the M1 motorway. The town has an estimated population of around 14,000. The offices are located in the centre of Shepshed and offer a great opportunity for first time/s tart up business.

Property Description

The office is situated on the 2nd floor of Field House, with private on-site amenities.

Accommodation

The office is on the second Floor and offers approximately 500 Sq Ft
Shared Wc and Kitchen Facilities
Comprising 2 office rooms

Services

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

Terms

Offered for let on flexible terms, with length of lease to be agreed depending on the requirements of any interested parties.
The rent is fixed at £950 per month + VAT inclusive of Service charge, Buildings Insurance and Utilities but excluding telephone.

Rates

This office does not appear on the VOA rating list but surrounding offices are all below the threshold for Small Business Rate Relief and subject to qualifying criteria, tenants should qualify for 100% rate relief.

VAT

We are advised that VAT will be chargeable on the Rent.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

No parking is available with these offices, however there is ample parking around the town, and is understood that permits are available from the local authority.

Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



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