



Office Unit to Let, 40 Clarence Street, Loughborough, LE11 1DY

2 person self-contained office To Let

£600 per month

W/c and kitchenette

Available immediately

1 car parking space

Location

Located in the popular market and university town of Loughborough in the Charnwood Borough of Leicestershire. The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester. The Town lies on the A6 and is approximately midway between Leicester and Nottingham. Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK.

Property Description

Stand-alone self-contained office with private access and car parking space

Accommodation

The office space is to let on flexible terms. Agreements will be for a minimum term of 12 months, with 3 months' notice required to leave. For 2-3-person office spaces, the rental guide is £600 + VAT pcm to include all bills.

Services

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

Terms

Offered for let on flexible terms with minimum 12 months agreement - the monthly rent will be £600 with bills in addition.

VAT

We are advised that the property has not been elected for VAT.

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

1 Allocated parking space for the offices is available.

Other

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Contact Details

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