



DRAFT DETAILS

**THE GABLES, BISHOP MEADOW ROAD,
LOUGHBOROUGH, LEICESTERSHIRE, LE11 5RE**



Rent £27,500 Per Annum plus VAT.

This spacious detached unit is set on a secured complex with one other building. With numerous parking spaces as well as garden space, the unit offers a total of eleven offices. A spacious reception area leads to the main reception room. Two inner lobbies lead to the offices with a kitchen and Ladies and Gents W/C on each lobby run. There is a large built in safe and archive room. Viewing is advised to appreciate the size of the unit on offer. Energy Rate E.

Commercial Lettings

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE
Telephone:01509-214564. Fax:01509-236114. info@freckeltons.com www.freckeltons.com

ENTRANCE LOBBY: Window to rear and side elevation ceiling down lights heater. Doors to front and side Lobby further doors to:

OFFICE 1: 17'2'' x 11'1'' (5.23m x 3.37m) Window to rear and side elevation. Ceiling down light heater

OFFICE 2: 12'3'' x 11'3'' (3.73m x 3.42m) Window to rear elevation. Ceiling down lights heater.

SIDE LOBBY: Several light points loft access hatch fire escape two radiators built in safe and doors to:

RECEPTION AREA: Window to the front elevation ceiling strip light door to:

OFFICE 3: 10'11'' x 10'4'' (3.32m x 3.14m) Window to front elevation ceiling strip light door back to lobby.

OFFICE 4: 12'11'' x 9'11'' (3.93m x 3.02m) Window to rear elevation light point central heating radiator.

OFFICE 5: 12'10'' x 9'11'' (3.91m x 3.02m) Window to the rear elevation ceiling point central heating radiator.

OFFICE 6: 12'11'' x 7'8'' (3.93m x 2.33m) Window to the rear elevation light point radiator.

ACHIEVE ROOM: Currently two rooms with two windows to rear elevation ceiling light points

OFFICE 7: 29'8'' x 17'4'' (9.04m x 5.28m) Three windows to the side elevation and one to the side. Ceiling down lights. Four central heating radiators. Doors to office 8 and rear Lobby.

OFFICE 8: 14'3'' x 10'3'' (4.34m x 3.12m) Window to front and side elevation. Ceiling light point central heating radiator.

REAR LOBBY: Ceiling strip light. Storage cupboard door to front. Doors to;

GENTS WC: W/C and wash hand basin.

LADIES W/C: W/C and wash hand basin

KITCHEN: 7'11'' x 7'4'' (2.41m x 2.23m) Base and eye level units inset one and a half bowl sink. Separate wash hand basin. Glazed window to the front elevation.

FRONT LOBBY: Glazed windows to the side elevation Ceiling strip light central heating radiator. Fire escape to side.

SECOND KITCHEN: 9'11 x 5'10'' (3.02m x 1.77) Base units with inset sink. Boiler cupboard.

LADIES AND GENTS W/C: Door leading to corridor with Gents W/C on the left and Ladies directly in front. Both comprise of W/C and wash hand basin.

OFFICE 9: 18'11 x 11'2'' (5.76 x 3.40) Window to side elevation two ceiling light points central heating radiator.

OFFICE 10: 18'11'' x 11'2'' (5.76m x 3.40m) Window to side elevation two ceiling light points central heating radiator.

OFFICE 11: 18'11'' x 11'2'' (5.76m x 3.40m) Window to rear elevation two ceiling light points central heating radiator.

OUTSIDE: With numerous parking spaces to the front. To the rear and side there is a garden with lawn and planting borders. The unit sits within a shared courtyard which is secured by double gates.

SERVICES: The property is connected to main electricity, water and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

LEASE: The property is available on a new Full Repairing and Insuring Lease of negotiable length subject to three yearly upward only rent reviews.

RENTAL: The rental for the first three years of the lease will be £27,500 per annum exclusive payable quarterly in advance.

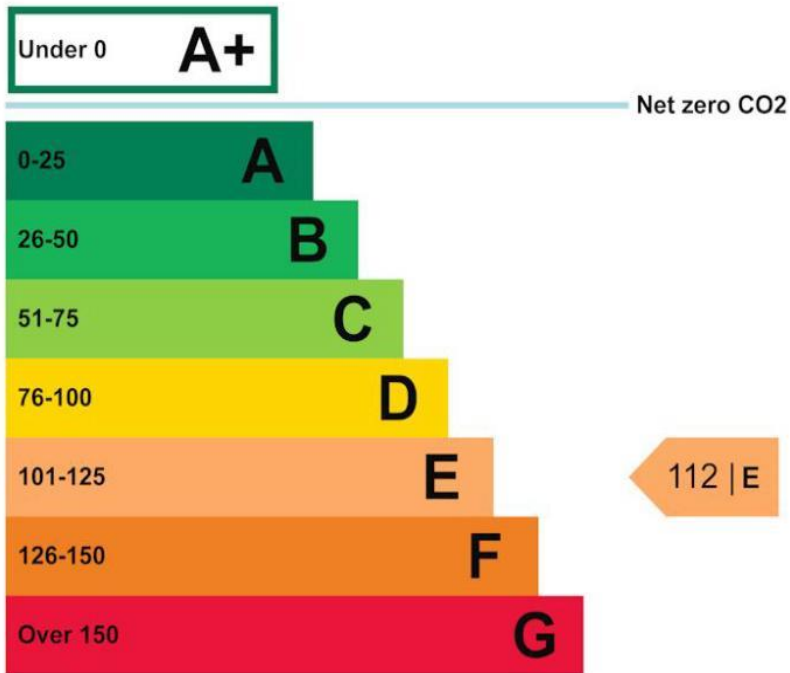
LEGAL COSTS: The tenant will be responsible for the landlord's legal costs for the preparation of the lease.

RATING ASSESSMENT: Rateable value of £19,000.

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TX. Telephone: 01509 263151.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenant who are proceeding with a lease will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the lease.

PLEASE NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 | B

If typical of the existing stock

85 | D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation