



## Jason Works, Clarence Street, Loughborough

- Modern Open Plan Individual Office "Bays" in a fully serviced shared Office Hub

**PF** | Pepperdine &  
Freckingham  
commercial sales & lettings

**£500 per month (per Bay)**

### Location

Jason Works is located on Clarence Street in Loughborough in an area with a variety of commercial properties. The property is in close proximity to the town centre with good access links to Leicester, Nottingham and Derby with Loughborough train station being less than a 10-minute walk away. 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.

The property's car park is located off Duke Street.

### Property Description

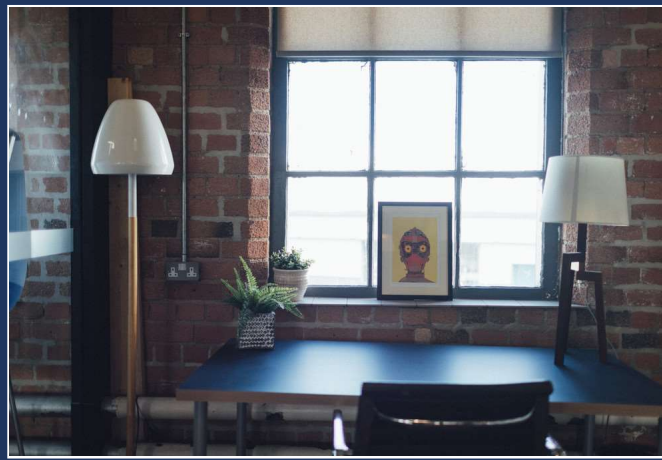
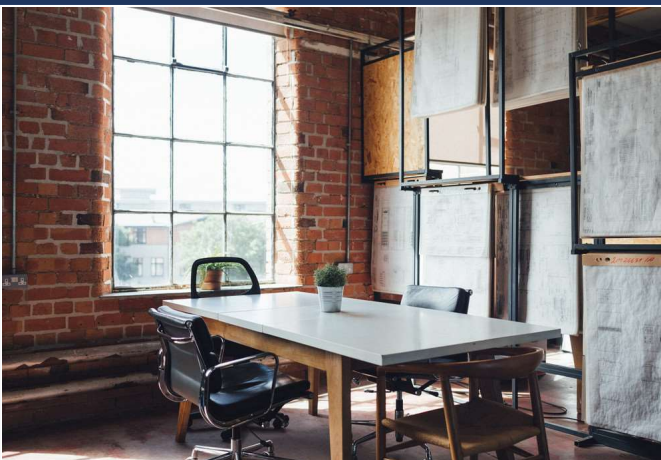
Jason Works is an attractive listed Victorian factory building and has been fully refurbished to provide modern, flexible, open plan shared office accommodation. The property benefits from exposed brick walls and statement fixtures and fittings and includes a communal kitchen area, private meeting room (available via prior booking) and WC's.

### Accommodation

The office spaces are available on a "bay" basis located on the second floor of the building with both stairwell and lift access.

Office "Bays" measure approximately 2.4 m x 4.8 m (11.52 m<sup>2</sup>/124 ft<sup>2</sup>)

Each bay can easily accommodate two people. All bays are separated by a low level partition which can be removed to create a larger space and accommodate more staff if required.



## 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

Rent for each office bay is £500 per month and are available on flexible licence terms. Rent includes Wi-Fi, use of private meeting room, electric, water and heating bills, and communal cleaning.

Coffee, tea, etc. is also provided

## VAT

We are advised that there is no vat to pay on the rental charged.

## Legal Costs

There are no legal fees for ingoing occupiers to pay.

## Viewing

Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Parking

Each bay comes with two dedicated parking spaces in a secure car park accessed by a key code.

## Contact Details:

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