

## Jason Works

Serviced Offices, Clarence Street, Loughborough, LE11 1DX

### Fully Serviced Shared Office Hub

Offices starting from £400 pcm

2 to 6 Desks

- 2-6 Person office space available
- Kitchenette and welfare facilities provided
- Flexible lease terms
- 24/7 Access and Parking
- Future potential to link spaces together for larger needs
- Private meeting room, bills and cleaning included
- Serviced office space

# Jason Works, Serviced Offices, Clarence Street, Loughborough, LE11 1DX

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 2 to 6 Desks  |
| <b>Rent</b>           | £400 - £1,100 per month   |
| <b>Business Rates</b> | Tenants will be responsible to any business rates applicable. Small Business Rates relief will be available to qualifying businesses. |
| <b>Car Parking</b>    | On site parking available   |
| <b>VAT</b>            | To be confirmed   |
| <b>EPC Rating</b>     | EPC exempt - EPC has been commissioned, will be available in less than 28 days  |

## Description

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

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

## Terms

Spaces are available on flexible licence terms with rents starting from £400 pcm. Rent includes Wi-Fi, use of private meeting room, electric, water and heating bills and cleaning. Coffee, tea, etc, is also provided

## Accommodation

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

Additional 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.

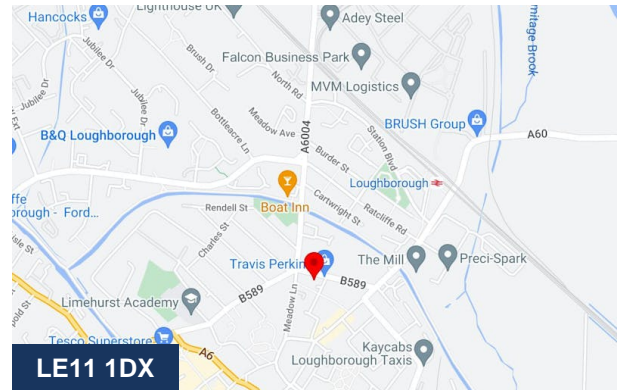
## Amenities

The property includes a communal kitchen area, private meeting room (available via prior booking) and WC's.

Each bay comes with two dedicated parking spaces in a secure car park accessed by a key code. There are also further facilities for bike storage and showers are available. The property has 24/7 access and security.

## Services

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



## Viewing & Further Information

**Ben Freckingham**

01664 431330 | 07949 836526

ben@pandfcommercial.com