



Canal House

Lisle Street, Loughborough, LE11 1AW

A range of unique office spaces To Let

x2 100 sq ft office pods

x1 611 sq ft Self contained office

100 to 611 sq ft

(9.29 to 56.76 sq m)

- Flexible lease terms
- 24/7 Access and Parking
- On site café plus co working
- Ability to rent a desk and co-working space, this will be on a monthly basis only.
- All services connected and are included within the monthly rental.
- Kitchenette and welfare facilities provided
- Rents are inclusive of bills

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Summary

Available Size	100 to 611 sq ft
Rent	£600.00 - £2,000.00 per month
Business Rates	Business rates is applicate paid by tenant.
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Canal House is a modern, redeveloped and refurbished industrial building which comprises living accommodation to the upper floors and unique fully serviced shared offices to the ground floor. The ground floor of the building has been fully refurbished to provide flexible, open plan office accommodation with exposed brick walls and statement fixtures and fittings along with a communal kitchen area, WC's and a private meeting room available through bookings.

The 2 bay spaces are available and located on the first floor of the building. Each bay can come with furniture and can easily accommodate up to 4 people.

The larger office space is private and self contained with a current desk capacity of 12, the office space is opened planned with a central meeting table and host a great amount if natural light.

The premises has 24/7 access and security and the on site café called Bom Bom, provides quality food and drink for tenants and guests to the site.

Location

Canal House is situated on Lisle Street on the outskirts of Loughborough town centre by the canal (just off the A6 trunk road) and approximately a 10 a minute walk away from Loughborough town centre.

Viewings

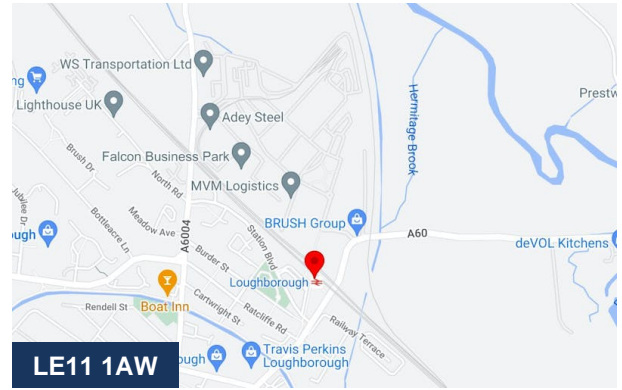
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

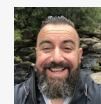
To let on flexible terms. Agreements will be for a minimum term of 12 months, with 3 months notice required to leave. For the 2-4 person office pods, the rental guide is £600 pcm and the 611 sq ft self contained office is £2,000 pcm with both to include all bills. Some offices can be extended, rentals will be agreed on a bespoke basis for additional space. Rent includes WIFI, use of private meeting room, electric, water and heating, cleaning of communal areas. Coffee and tea is also provided along with basic toiletries.

Parking Notes

Each bay comes with one dedicated parking spaces in a secure car park. There are also further facilities for bike storage.



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com