



**WELCOME TO
CANAL HOUSE**

Canal House

Lisle Street, Loughborough, LE11 1AW

**A range of unique office spaces To
Let**

From £400 - £1800 pcm

2 to 12 Desks

- 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	2 to 12 Desks
Rent	£400 - £1,800 per month
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Car Parking	On site parking available
VAT	Not 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. The ground floor of the building has been fitted to provide flexible, open plan office accommodation with a communal kitchen area, WC's and a private meeting room available through bookings.

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.

Terms

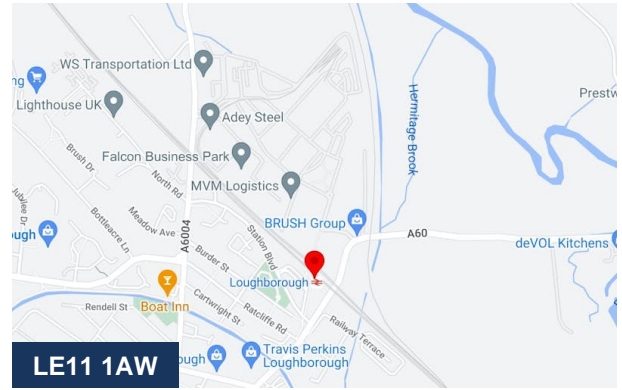
To let on flexible terms. Agreements will be for a minimum term of 12 months, with 3 months notice required to leave. The rents range from £400 - £1800 pcm to include all bills. Some offices can be extended, rentals will be agreed on a bespoke basis for additional space. Rent includes WIFI, use of private meeting room, electric, water and heating, cleaning of communal areas. Coffee and tea is also provided along with basic toiletries.

Parking Notes

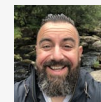
Each bay comes with one dedicated parking spaces in a secure car park. There are also further facilities for bike storage.

Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - Office pod 1	340	31.59	£600 /month	Available
Unit - Office pod 2	340	31.59	£600 /month	Available
Unit - Office pod 3	170	15.79	£400 /month	Available
Unit - Private office pod	340	31.59	£750 /month	Available
Unit - GF office	1,020	94.76	£1,800 /month	Available
Total	2,210	205.32		



Viewing & Further Information



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