



## High Street Chambers, 25 High Street, Loughborough, LE11 2PZ

Currently 3 office spaces available

To let on flexible 12 month rolling agreements

Rents range from £550 to £700 pcm inclusive

Available immediately

Office/studio/treatment room uses considered

## Location

These 3 office spaces are in the centre of the popular market and university town of Loughborough in the Charnwood Borough of Leicestershire. The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester. The Town lies on the A6 and is approximately midway between Leicester and Nottingham. Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK

## Property Description

The office spaces are to let on flexible terms. Agreements will be for a minimum term of 12 months, with 3 months' notice required to leave. For 2-3-person office spaces, the rental guides are £550 - £700 + VAT pcm to include all bills.

## Accommodation

Three office spaces available

1-2 person office - £550 pcm

2-3 person office - £600 PCM

3-5 person office - £700 PCM

All offices located on the first floor, with shared kitchen and W/C amenities. Use of a reception area and boardroom for meetings.

## Services

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

## Terms

The office spaces are to let on flexible terms. Agreements will be for a minimum term of 12 months, with 3 months' notice required after the initial 12 month period. Rents will include all Utilities, except phone and broadband. A 3 month deposit will be required.

## Rates

Rates will remain the tenant's responsibility, subject to status tenants should be able to benefit from rate relief and exempt the rates payable.

## VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

## Legal Costs

Both Parties will be responsible for their own legal costs. Short term licences will be issued by the landlord.

## Viewing

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

There is car parking available by separate negotiation.



## Contact Details

18 Midland Court  
Station Approach  
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[www.pandfcommercial.com](http://www.pandfcommercial.com)

**Email:** [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

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