



Fennel St Offices To Let

18-20 Fennel Street, Loughborough, LE11 1UQ

**A range of service offices available,
Loughborough town centre.**

2 to 3 Desks

- Offices from £550 - £650 PCM
- Loughborough town centre
- Fully renovated to a high standard
- 3-5 year lease available
- Available immediately
- Rent inclusive of bills

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Summary

Available Size	2 to 3 Desks
Rent	£550 - £650 per month
Business Rates	Tenants are responsible for the rates payable. Full rate relief should be available.
Car Parking	N/A
VAT	Not applicable
Legal Fees	The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
EPC Rating	D (79)

Accommodation

Currently available: Office Six - 2 to 3 person office - £650 pcm including bills

Name	sq ft	sq m	Availability
2nd - Floor office 6	255	23.69	Available
Total	255	23.69	

Description

The property comprises a 2 and 3 storey brick built building, fully renovated to a high standard. The building is fully let to a variety of users including Reformer Yoga, landscape architect, gym, nail salon, plus others.

Location

Located just off the main pedestrianised town 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.

Terms

Offered for let on preferred terms of 3 to 5 year leases
Internet re charged at cost - £50 pcm for internet.
The tenant will be responsible for their own rates.

Accommodation

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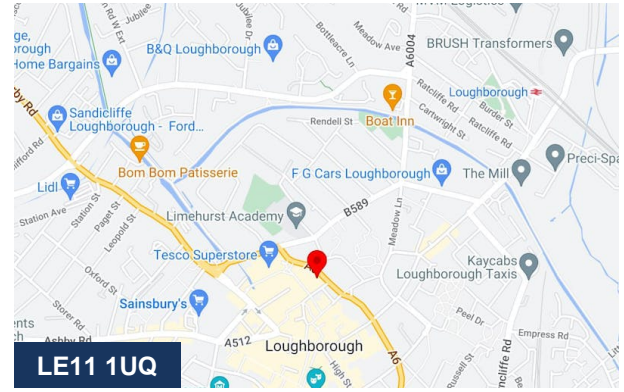
Services

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

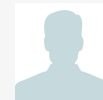
Outgoings

Interested parties should seek their own advice from the relevant billing authority with regards to rates payable.

We are advised that VAT will not be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.



Viewing & Further Information



Luke Owen

07542 782605 | 01664 431330

Luke@pandfcommercial.com