



The Old Arts College

Frederick Street, Loughborough, LE11 3BH

**Exceptional office space in iconic
Loughborough office building**

2,500 sq ft
(232.26 sq m)

- 2nd Floor Office space
- £28,000 per annum plus vat
- Available immediately
- 3-5 year lease available
- Excellent facilities
- On site cafe/restaurant

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Summary

Available Size	2,500 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (68)

Description

Located in the iconic former Arts college.

The office space available is located on the 2nd floor of a 4 storey property. The space is currently open but could be split into smaller office rooms, benefitting from large windows and high ceilings.

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. 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.

Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

Accommodation

The accommodation comprises the following areas: Exceptional 2nd floor office space, with 4 individual meeting rooms, main open plan area, kitchen and staff area.

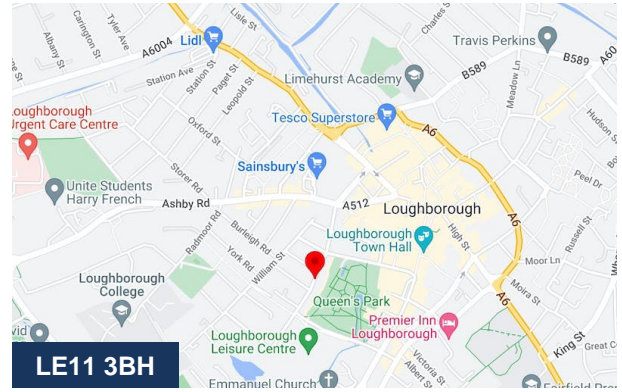
Name	Floor/Unit	Description	Building Type	Availability
2nd - Open plan with 4 office rooms	2nd	Open plan with 4 office rooms	Office	Available

Viewings

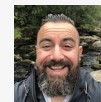
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on 3-5 year leases - rents are inclusive of bills and will attract VAT



Viewing & Further Information



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