



9 The Coneries

Loughborough, LE11 1DZ

**Ground Floor space suitable for
Retail/Office. Close to
Loughborough town centre**

640 sq ft
(59.46 sq m)

- Available immediately
- Ideal for smaller or start up businesses
- Potential office spaces
- All retail uses considered
- Passing rent £7,000

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Summary

Available Size	640 sq ft
Rent	£7,000 per annum + VAT
Rates Payable	£6,400 per annum
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (36)

Description

The accommodation comprises the following areas:

A good sized opened planned ground floor space with W/C and kitchenet, Ideal for a smaller business or brand new start up.

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

Name	sq ft	sq m	Availability
Ground - Office/ retail	640	59.46	Available
Total	640	59.46	

Viewings

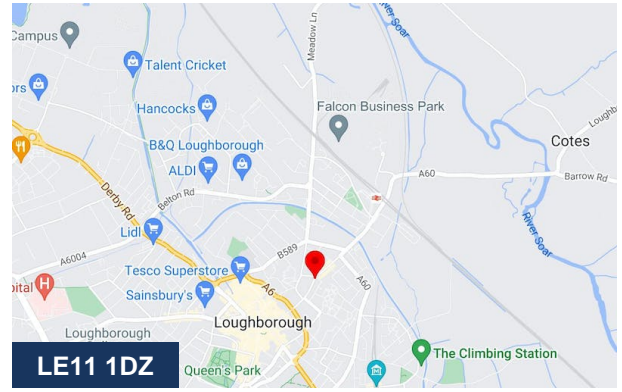
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

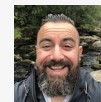
Offered for let on a fully repairing and insuring lease - terms with a minimum of a 5 years including a 3 year break. Full references will be required with 3 months' rent deposit. Passing rent £7,000 per annum.

Legal costs

Both Parties will be responsible for their own legal costs.



Viewing & Further Information



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