



## 38 Frederick Street

Loughborough, LE11 3BJ

**Office space TO LET -  
Loughborough**

**Rent £8,700 PA**

**526 sq ft**  
(48.87 sq m)

- Rent £725 PCM
- Available Summer 2024
- 2 Ground floor offices
- Kitchen & staff welfare facilities
- 5 minute walk to Loughborough Town Centre
- High quality office space

# 38 Frederick Street, Loughborough, LE11 3BJ

## Summary

<b>Available Size</b>	526 sq ft
<b>Rent</b>	£8,700 per annum
<b>Rateable Value</b>	£6,200
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (92)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office - 1	311.15	28.91	Available
Ground - Office - 2	154.01	14.31	Available
Ground - Kitchen	50.15	4.66	Available
Ground - Welfare facilities	10.44	0.97	Available
<b>Total</b>	<b>525.75</b>	<b>48.85</b>	

## Description

Located on the ground floor, 38 Frederick Street offers a high quality office space in Loughborough, just a five-minute walk from the Town Centre. There are two distinct office spaces: a larger room near the main entrance that can accommodate four desks, and a private office at the back with space for one desk. This area also includes a kitchen/break room, a single w/c, and a rear stone garden with outdoor seating.

## Location

Located just a 5 minute walk from 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.

## Terms

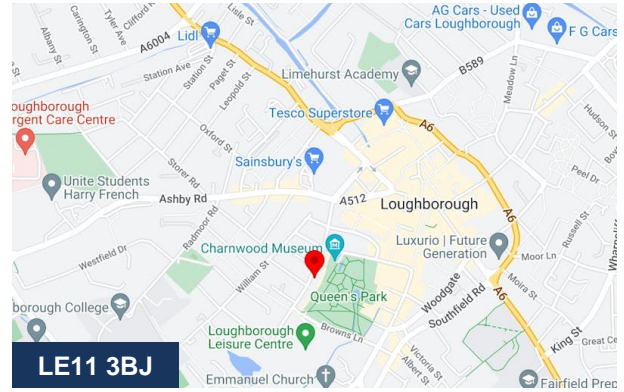
Offered for let on a new 5 year fully repairing and insuring lease with a 3 year break - The rent will be £8,700 per annum. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance in addition to the landlord building insurance.

## Viewings

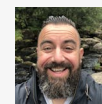
Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Services

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

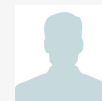


## Viewing & Further Information



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