



## Jason Works

Offices, Clarence Street, Loughborough, LE11 1DX

**First floor open plan office**

**£30,000 + vat per annum**

**4,000 sq ft**

(371.61 sq m)

- New 5 year lease available
- Kitchenette & welfare facilities provided
- £7.50 psf
- 24/7 Access
- Lift access
- Shower and WC facilities
- Parking + Bike storage available

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## Summary

<b>Available Size</b>	4,000 sq ft
<b>Rent</b>	£30,000 per annum
<b>Business Rates</b>	Tenants will be responsible to any business rates applicable. Small Business Rates relief will be available to qualifying businesses.
<b>Car Parking</b>	On site parking available
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Jason Works is an attractive listed Victorian factory building and has been fully refurbished to provide modern, flexible, open plan office accommodation. The property benefits from exposed brick walls and statement fixtures and fittings and includes a communal kitchen area, private meeting/ board room and WC's. The floor can be accessed via stairs and a lift.

## Location

Jason Works is located on Clarence Street in Loughborough in an area with a variety of commercial properties. The property is in close proximity to the town centre with good access links to Leicester, Nottingham and Derby with Loughborough train station being less than a 10 minute walk away. The property's car park is located off Duke Street.

## Terms

Offered for let on a new 5 year Internally repairing and insuring lease with a 3 year review and break term to be agreed - The rent is set at £30,000 + vat per annum in addition the landlords buildings insurance which will be charged to the tenant at cost. A deposit equal to 3-month rent will be required as a bond and held by the landlord.

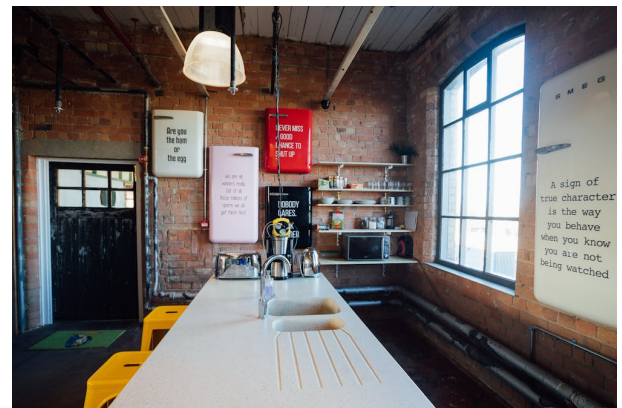
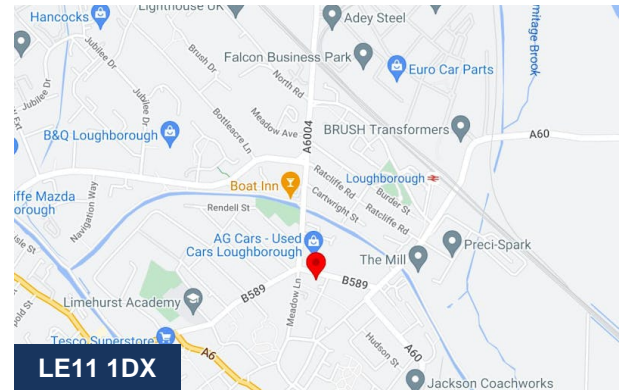
The tenant will be responsible for their own rates and electric with gas re charged at 22.2% share of the total bill.

## Viewings

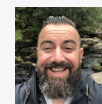
Strictly by prior appointment via the agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## 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



**Ben Freckingham**

01664 431330 | 07949 836526

[ben@pandfcommercial.com](mailto:ben@pandfcommercial.com)