



18 Pinfold Gate

Units C & D, Loughborough, LE11 1BE

**To Let - Two individual units
suitable for offices, retail & studio
space:**

18 Pinfold C - £10,000 PA

18 Pinfold D - £15,000 PA

661 to 1,861 sq ft

(61.41 to 172.89 sq m)

- Two individual units with private entrances & display frontage
- Loughborough Town Centre Property
- Shared facilities - WC & Kitchenette
- Multiple office & function rooms available
- Prominent position
- Retail frontage
- Available immediately

18 Pinfold Gate, Units C & D, Loughborough, LE11 1BE

Summary

Available Size	661 to 1,861 sq ft
Rent	£10,000 - £25,000 per annum Space can be let individually or as a whole
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (124)

Description

18 Pinfold is a 2,000 sq ft office block offering retail and studio space capabilities. The property is set to be divided into two individual units, with sized adjustments varying depending on the users needs. Each benefiting from private front entrances and display frontage. The businesses will be separate, sharing only the communal facilities, which include dual toilets, both equipped with showers and large central kitchenette.

Rent will be subject to the end apportioned size taken.

Location

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: Kitchen, with a range of storage units and a single sink unit. Ladies and Men's toilets, both with fitted shower. 4 main rooms plus store rooms. The whole foot print is set out over Circa 1861 sq ft.

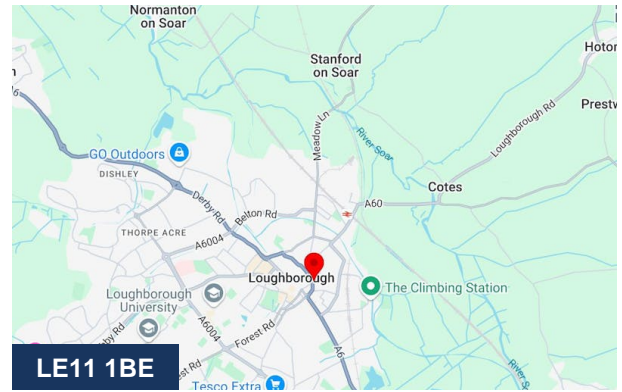
Name	sq ft	sq m	Availability
Ground - 18 C Pinfold Gate	1,200	111.48	Available
Ground - 18 D Pinfold Gate	661	61.41	Under Offer
Total	1,861	172.89	

Viewings

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

Terms

A new 5-year lease, outside the 1954 Act, is being offered with an initial passing rent of £15,000 for section C and £10,000 for section D, the unit can also be let as a whole. Landlords' insurance will be re charged to the tenant at cost. A 3 month rent deposit will be required. The tenant will be responsible for all utilities and business rates (if applicable). Rent will be subject to the end apportioned size taken.



Viewing & Further Information

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

