



1st Floor offices

Jason Works, Clarence Street, Loughborough, LE11 1DX

**Whole 1st floor to Let in
Loughborough, all uses considered
£55,000 per annum +VAT**

7,000 sq ft
(650.32 sq m)

- Office HQ/ Cosmetics/ Creative space
- 24/7 Access and Parking
- Secure parking with gate and key code entry
- Lift access
- Prominent building with an exceptional fitout
- Communal kitchenette and WC's

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Summary

Available Size	7,000 sq ft
Rent	£55,000 per annum
Business Rates	Rates to be re-charged based on 39% share of the whole building
Service Charge	Utilities re-charged based on 39% share of the whole building
Car Parking	Ample on site parking
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

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

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 1st floor offices	7,000	650.32	Available
Total	7,000	650.32	

Viewings

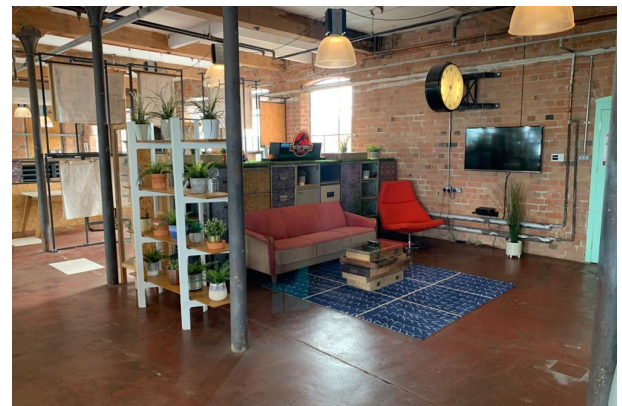
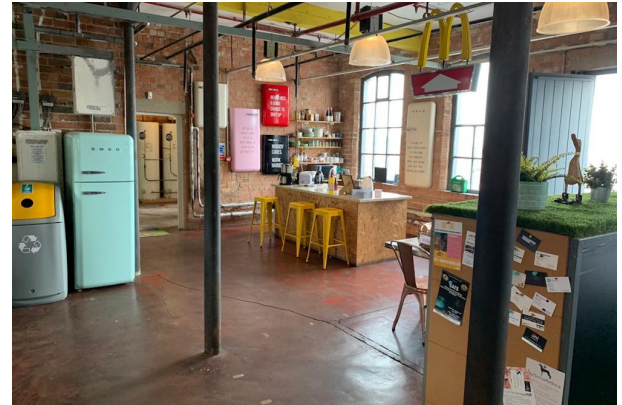
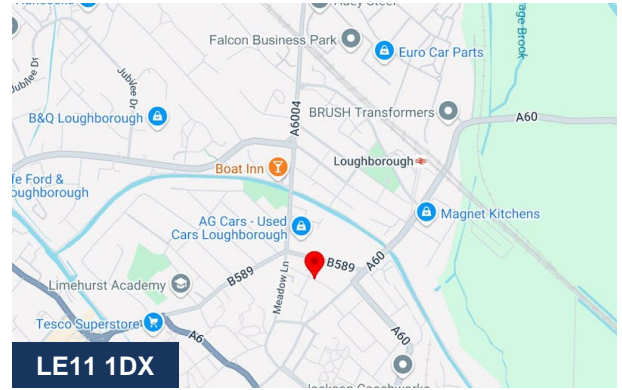
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on a new 5 year fully repairing and insuring lease - the rent will be £55,000 plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance

Service charge

We await confirmation from our client, but we are led to believe that a service charge will be applied towards upkeep and maintenance of the communal aspects of the property and carpark.



Viewing & Further Information

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