



Canal House, Lisle Street, Loughborough, Leicestershire, LE11 1AW

- Open Plan Warehouse Refurbishment
- Range of space from 2 person available
- Spaces can be linked for larger needs
- Flexible lease terms
- 24/7 Access and Parking



Location

Canal House is situated on Lisle Street on the outskirts of Loughborough town centre by the canal (just off the A6 trunk road) and approximately a 10 minute walk away from Loughborough town centre.

Property Description

Canal House is a modern, redeveloped and refurbished industrial building which comprises living accommodation to the upper floors and unique fully serviced shared offices to the ground floor.

The ground floor of the building has been fully refurbished to provide flexible, open plan office accommodation with exposed brick walls and statement fixtures and fittings along with a communal kitchen area, private meeting room available through booking and WC's.

The spaces are available on a "bay" basis located on the first floor of the building. Each bay can come with furniture and can easily accommodate two people. Canal house is partitioned with glass and wood to ceiling height.

Each bay comes with one dedicated parking spaces in a secure car park. There are also further facilities for bike storage.

The premises have 24/7 access and security.

Accommodation

Canal House offers individual office suites which are ideal for creative and start-up businesses.

Services

All services are connected to the property and are included within the monthly rental.

Terms

The office spaces are to let on flexible terms. Agreements will be for a minimum term of 12 months, with 3 months notice required to leave. For 2-3 person office spaces, the rental guide is £600 + VAT pcm to include all bills. Some offices can be extended, rentals will be agreed on a bespoke basis for additional space.

Rates

Business rates are the responsibility of the tenant.

VAT

We are advised that VAT will not be chargeable on the Rental payments.

Legal Costs

Lease agreements will be provided by the service team on site, if tenants wish to take legal advice on the lease agreements this will be at their own cost.

Viewing

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

Parking

Each tenant will get 1 allocated parking space, some on street and permit parking is available around the site.

Contact Details

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