



Canal House

Lisle Street, Loughborough, LE11 1AW

**A range of unique office spaces 2 -
6 person available from £400 -
£900 pcm**

4 to 6 Desks

- Spaces can be linked for larger needs
- Flexible lease terms
- 24/7 Access and Parking
- On site café plus co working
- Ability to rent a desk and co-working space, this will be on a monthly basis only.
- All services connected and are included within the monthly rental.

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Summary

Available Size	4 to 6 Desks
Rent	£400 - £900 per month
Business Rates	Business rates is applicate paid by tenant.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

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.

The premises has 24/7 access and security and the on site café called Bom Bom, provides quality food and drink for tenants and guests to the site.

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 a minute walk away from Loughborough town centre.

Accommodation

Name	sq ft	sq m	Availability
Unit - Office pods to let	100	9.29	Available
Total	100	9.29	

Viewings

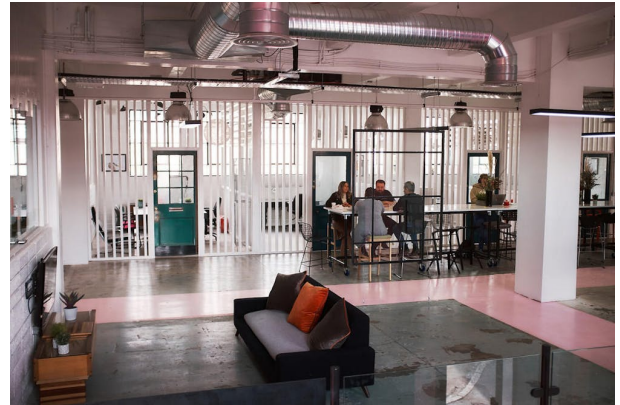
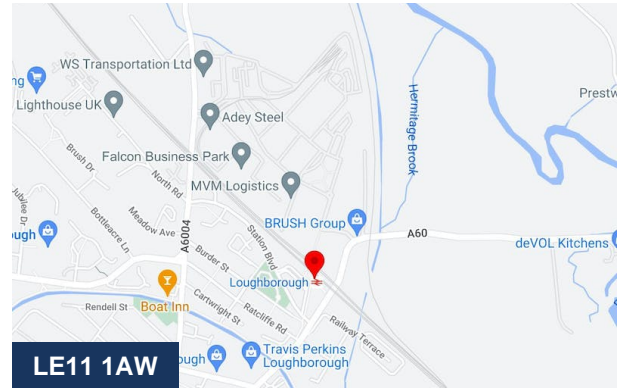
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

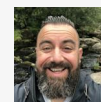
To let on flexible terms. Agreements will be for a minimum term of 12 months, with 3 months notice required to leave. For 2-3 person office spaces, the rental guide is £400+ VAT pcm to include all bills. Some offices can be extended, rentals will be agreed on a bespoke basis for additional space. Rent includes WIFI, use of private meeting room, electric, water and heating, cleaning of communal areas. Coffee and tea is also provided along with basic toiletries.

Parking Notes

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



Viewing & Further Information



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