



18 Pinfold Gate

Loughborough, LE11 1BE

**2000 sq ft corner unit suitable for
offices, retail studio space**

£25,000 per annum plus VAT

2,000 sq ft
(185.81 sq m)

- Loughborough Town Centre Property
- Multiple office rooms
- Prominent position
- Retail frontage
- Available immediately

18 Pinfold Gate, Loughborough, LE11 1BE

Summary

Available Size	2,000 sq ft
Rent	£25,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (124)

Description

The space occupies the ground floor of 18 Pinfold Gate.

Benefitting from kitchen, with a range of units and sink unit.

Ladies and Men's toilets both with fitted shower.

With 4 main rooms plus store rooms, the whole foot print is set out over around 2000 sq ft.

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:

Name	sq ft	sq m	Availability
Ground - A range of ground floor offices	2,000	185.81	Available
Total	2,000	185.81	

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 £25,000 + VAT, plus landlords' insurance. A 3 month rent deposit will be required. The tenant will be responsible for all utilities and business rates (if applicable).



Viewing & Further Information

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

