



HIGH -SPEC WORKSHOPS /STORAGE SPACE AND OFFICES

INCENTIVE AVAILABLE £5,000 saving on agreement of a 5 year lease term (subject to contract)

**BLUE OFFICE, NARROW LANE**

**To -Let £20,000 per annum**

WYMESWOLD, LOUGHBOROUGH, LE12 6SD



High Spec 2 Storey accommodation of approx. 2,594 sq. ft  
Situated on a small development of modern office premises. Located with good access to A1, M1,  
Nottingham, Derby.  
Available as ground floor and first floor accommodation.



Large parking area for approx. 20 spaces with access to onsite overflow carpark, to include electric charging points and storage for bicycles.

**Call to enquire: Terms of Lease, Incentives, Insurance and availability  
01664560181. Ed Danby**



Formerly farm buildings, which have been converted into high-spec offices which benefit from:

-CCTV

-High speed Internet

-Air Conditioning

-LED Lighting

-Network Cabling

-Kitchen space

-W/C's – Male and Female

-Security Shutters for Loading

-Extra storage areas

-EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/0793-0730-4712-9809-7006>

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For Viewings and enquiries contact:

Ed Danby – Shouler Commercial  
Consultant/Negotiator

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Tel: 01664560181

Joint Agent :

Mather Jamie

Contact : Charlie Lallo

[Charlie.lallo@matherjamie.co.uk](mailto:Charlie.lallo@matherjamie.co.uk)

## LOCATION



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Leicestershire, LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk  
e.danby@shoulers.co.uk  
Tel 07498749773

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Current	Potential
100-91% A	
90-81% B	
80-69% C	
55-49% D	
44-39% E	
35-29% F	
1-10% G	
Not energy efficient - higher rating soon	
England & Wales	
EU Directive 2002/91/EC	