



**FIRST FLOOR, 3A WOOD GATE,  
LOUGHBOROUGH  
LEICESTERSHIRE, LE11 2TY**



**RENT £3,995.00 PER ANNUM EXCLUSIVE**

**\*Self-Contained First Floor Office Suite    \*UPVC Double Glazing  
\*Electric Heating    \*Close to Town Centre**

Situated on the edge of Loughborough's town centre, this self-contained office is suitable for a variety of potential uses and offers accommodation comprising of a reception area with visitors' WC off, main office with separate office off, lobby with kitchen and Staff WC. It extends to approximately 509.13sq.ft. (47.3sq.m). Energy Rating D. An internal inspection is recommended to appreciate the accommodation offered. **Available to move in to from 28<sup>th</sup> February 2025 onwards.**

**THINKING OF LETTING?**

**For a FREE APPRAISAL of your property without obligation  
RING FRECKELTONS on 01509 214564**

**Commercial**

**1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE**

**Telephone:01509-214564. Fax:01509-236114.**

**[info@freckeltons.com](mailto:info@freckeltons.com) [www.freckeltons.com](http://www.freckeltons.com)**

Ground Floor Entrance Hall with access from Woodgate and staircase rising to the first floor. Window to the rear elevation. Door leading into: -

**RECEPTION AREA:** 14'7" x 7'2 (4.4m x 2.2m) Ceiling striplight and single glazed window to the rear. Door to: -

**VISITORS' WC:** With WC and wash hand basin. Ceiling light point. UPVC double-glazed window to the rear.

**MAIN OFFICE:** 25'11" maximum (16'7" minimum) x 20' maximum (10'3" minimum) (7.9m maximum (5.1m minimum) x 6.1m maximum (3.1m minimum). Two UPVC double-glazed windows to the front elevation. Suspended ceiling. Three electric heaters. Internal door to: -

**OFFICE:** 9'9" x 9' (3.0m x 2.7m) Suspended ceiling. Electric storage heater.

There is a Lobby from the main office with internal doors leading to: -

**KITCHEN:** Base unit with inset sink with hot water heater over. Two UPVC double-glazed windows to the rear elevation. Ceiling light point.

**WC:** Wash hand basin. WC. UPVC double-glazed window to the rear elevation.

**LEASE:** The property is available on a new Internal Repairing and Insuring Lease of negotiable length subject to three yearly upward only rent reviews.

**RENTAL:** The rental for the first three years will be the sum of £3995.00 per annum exclusive payable quarterly in advance.

**RATEABLE VALUE:** ££2,600.00. Rates payable: £1,248.00 per annum (2018-2019)  
PLEASE NOTE: This property may qualify for Small Business Rate Relief and interested parties are advised to discuss same with Charnwood Borough Council Business Rates department..

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough, Leicestershire. Tel: 01509 263151.

**LEGAL COSTS:** The tenant will be responsible for the landlords legal costs for the preparation of the lease.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenant who are proceeding with a lease will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the lease.

**PLEASE NOTE:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.

# Energy Performance Certificate

## Non-Domestic Building



3A Woodgate  
LOUGHBOROUGH  
LE11 2TY

Certificate Reference Number:  
9676-3063-0284-0600-9495

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 97

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	74
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	58.51
Primary energy use (kWh/m <sup>2</sup> per year):	346.1

### Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

82 If typical of the existing stock