



DRAFT DETAILS

BRIDGE STREET, LOUGHBOROUGH, LEICESTERSHIRE, LE11 1NH



Rent £7,500.00

Located in Loughborough town, this first floor unit on Bridge Street offers a variety of office space, with a kitchen, reception area, three different office spaces, separate W/C, shared access from neighbouring units and two allocated parking spaces. It is located in vicinity of the town centre and the University. The space covers a total area of 82.1 sq/m (883.7 sq/ft). Energy performance rating to be confirmed.

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THINKING OF LETTING?

For a **FREE APPRAISAL** of your property without obligation

RING FRECKELTONS on 01509 214564

Commercial

FRONT RECEPTION ROOM: 9.1m X 3.0m (30'0 X 9'9) Single glazed window to both sides elevation. Three ceiling light points plus two radiators, gas. Laminate flooring.

KITCHEN: 3.2m X 2.6m (10'4 X 8'6) Base units with sink, ceiling strip light. Single glazed to side. Control heating radiator. Laminate flooring.

OFFICE ONE: 4.1m X 2.6m (13'4 X 8'6) Single glazed on side. Strip light ceiling. One radiator. Laminate flooring. Build in cupboard with sliding doors.

OFFICE TWO: 3.0m X 2.6m (9'11 X 8'8) Single glazed on side. Strip light ceiling. One radiator. Laminate flooring. Build in cupboard with sliding doors.

OFFICE THREE: 3.2m X 3.1m (10'4 X 10'3) Single glazed on side. Strip light ceiling. One radiator. Laminate flooring. Build in cupboard with sliding doors. Corner wall mounted wash hand basin.

SEPARATE W/C: 1.8m X 1.7m (5'9 X 5'8) Hand wash basin; Wall mounted hand basin. Light tunnel. One ceiling light point. Light turner.

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

RENTAL: The rental for the first three years of the lease will be £7500.00 per annum exclusive payable quarterly in advance.

LEGAL COSTS: Both the tenant and the Landlord will be responsible for their own legal costs.

VIEWING INSTRUCTIONS: Contact ourselves, and then we arrange viewings through the Landlord.

RATING ASSESSMENT: The rateable value for this property is £10,000.

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TX. Telephone: 01509 263151.

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.