



**38 LEICESTER ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2AG**



Rent £ 20,000.00 Per Annum. exclusive

Freckeltons offer this three storey commercial unit to the market for rent. Comprising of various rooms which could have different uses on each floor, there is also a main reception and Kitchen to the Ground Floor. The location of the unit gives easy access to Leicester. Viewing is advised to appreciate the space of the unit on offer. Energy Rate TBC.

Commercial Lettings

ACCOMMODATION:

ENTRANCE HALL: Leads to:

RECEPTION: 3.93m x 3.65m (12'11" x 12')

INNER HALLWAY: Leads to:

OFFICE 1: 3.50m x 2.71m (11'6" x 8'11")

OFFICE 2: 3.53m x 2.43m (11'7" x 8')

REAR HALLWAY: Staircase leading to first floor. Leads to:

INNER HALLWAY: Doors give access to:

OFFICE 3: 2.05m x 1.98m (6'9" x 6'6")

OFFICE 4: 1.98m x 1.95m (6'6" x 6'5")

INTERVIEW ROOM: 4.03m x 2.54m (13'3" x 8'4")

REAR OFFICE: 4.24m x 3.27m (13'11" x 10'9"). Door gives access to:

KITCHEN: Range of units to include Sink. Door to rear yard.

FIRST FLOOR LANDING: Staircase to second floor. Doors give access to:

W.C.: Comprising of a W.C. and Wash hand basin.

OFFICE 5: 3.25m x 3.02m (10'8" x 9'11")

OFFICE 6: 4.74m x 3.96m (15'7" x 13')

OFFICE 7: 3.96m x 3.45m (13' x 11'4")

OFFICE 8: 4.49m minimising to 2.00m x 4.29m minimising to 2.69m (14'9" minimising to 6'7" x 14'1" minimising to 8'10")

SECOND FLOOR LANDING: Doors give access to:

OFFICE 9: 3.92m x 3.83m (13' x 12'7")

OFFICE 10: 4.69m x 3.96m (15'5" x 13')

DIRECTIONAL NOTE: From our office proceed in a Southerly Direction on the A6, Leicester Road. Proceed over at the traffic lights and number 38 can be located on the left hand side.

SERVICES: The property is connected to main electricity, water and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

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 £20,000 per annum exclusive payable quarterly in advance.

LEGAL COSTS: The tenant will be responsible for the landlord's legal costs for the preparation of the lease.

RATING ASSESSMENT: Rateable value of £9,500.

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.

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