



Fowke Street, Rothley, LE7 7PJ

Part of  
**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# £16,500 Per Annum

## **SITUATION**

The property is situated at the corner of Fowke Street and Anthony Street in the heart of the village of Rothley.

## **LOCATION**

Rothley is an affluent and popular village in the Borough of Charnwood with a population of around 6,000 people. It sits alongside the A6 Leicester to Loughborough road with easy access to the A46 and the M1 Motorway.

## **DESCRIPTION**

The accommodation comprises an attractive furnished first floor serviced office suite, with shared kitchen and WC facilities and use of a meeting room. There is a shared access door and entrance lobby with remote door entry system. The two offices have the benefit of double glazing, suspended ceilings and carpeting.

## **FLOOR AREA**

The suite has a net internal floor area of 57.8 sq. m. (622 sq. ft.)

## **TENANCY**

The accommodation is available under a new lease on terms to be agreed for a minimum period of 12 months.

## **RENT**

£16,500 per annum including heating, lighting, Business Rates, cleaning and maintenance of common parts, buildings insurance and property management.

## **SERVICES**

All services are included within the rent and the premises have electric heating.

## **BUSINESS RATES**

The premises form part of a larger assessment and rates are included in the rent.

## **ENERGY PERFORMANCE CERTIFICATE**

Energy Rating D (96)

## **COSTS**

Each party will be responsible for their own legal costs incurred on the transaction.

## **VIEWINGS**

Strictly by appointment with the selling agents.

## **FURTHER INFORMATION**

For further information please contact Kevin Skipworth on 0116 242 9933 or via email [kevin.skipworth@andrewgranger.co.uk](mailto:kevin.skipworth@andrewgranger.co.uk)



