



Smiths
your property experts

Work Lounge

Woodgate, Loughborough

General Description

Smiths Property Experts offer this exciting opportunity to acquire a luxury serviced office in a new, state-of-the-art commercial office environment. Work Lounge is in the heart of the well-serviced University town of Loughborough.

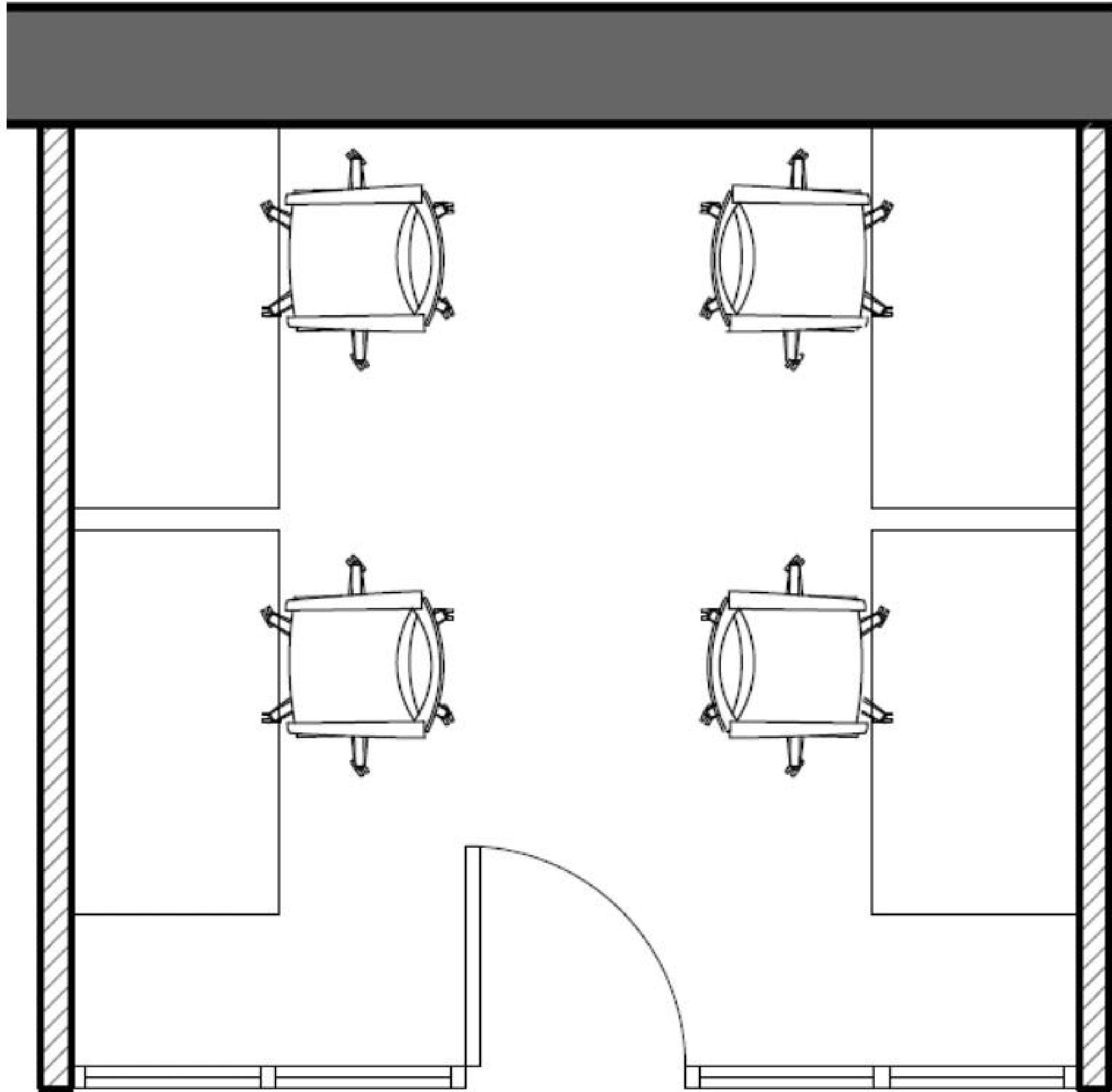
The landlord is looking for self-employed individuals or small business owners who want to operate from this central location in town. The building has a large frontage and features a communal kitchen with a bar area, as well as contemporary breakout spaces, making it an exceptional space to meet and impress clients.

Work Lounge is located just a 2-minute walk from Loughborough town centre. There are several parking options available nearby, and Loughborough Train Station is also easily accessible within less than a 10 minute walk (approximate times).

To Enquire

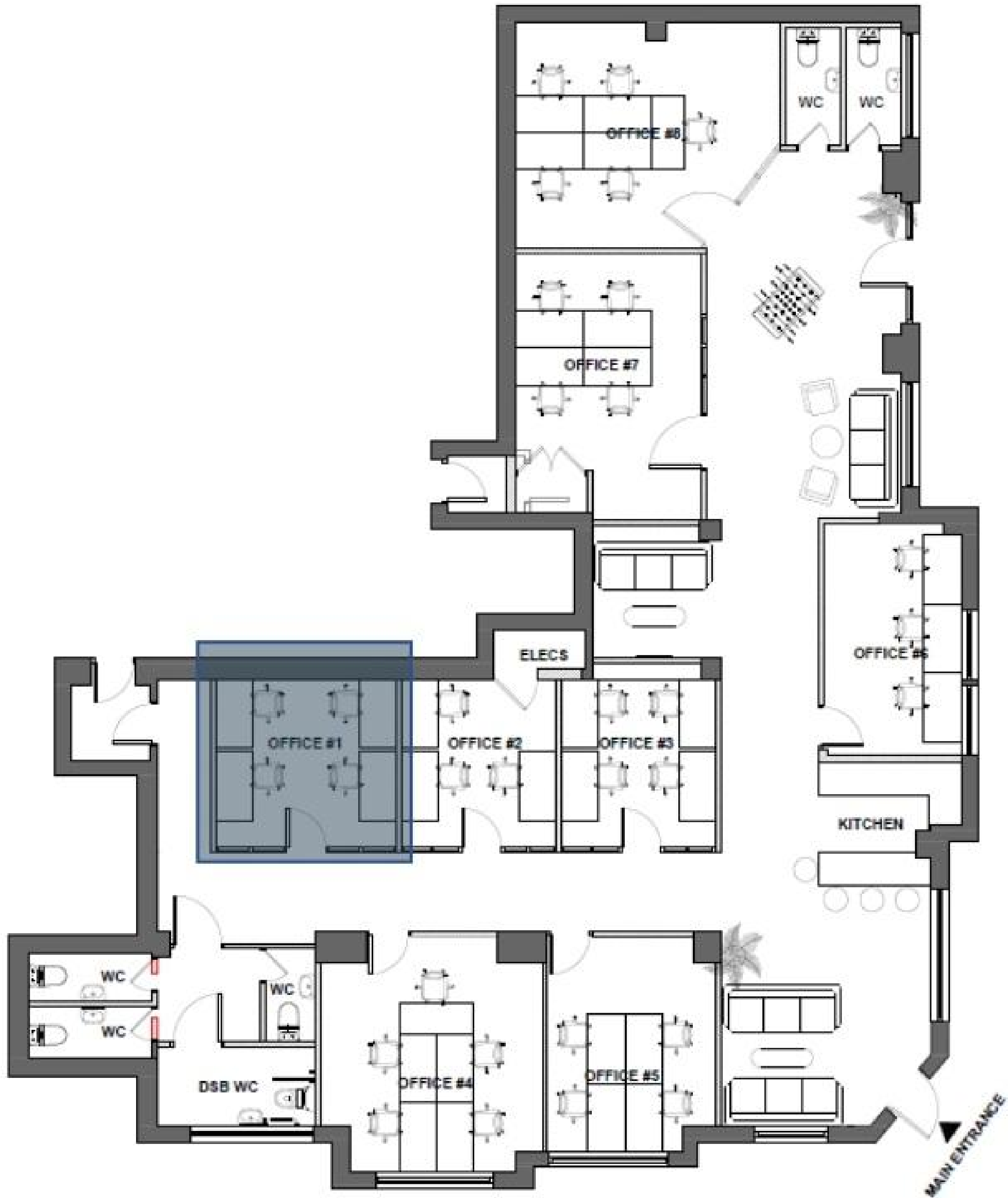
All enquiries are to be handled directly by the landlord. Please register your interest with Smiths Property Experts by calling (01509) 278842.



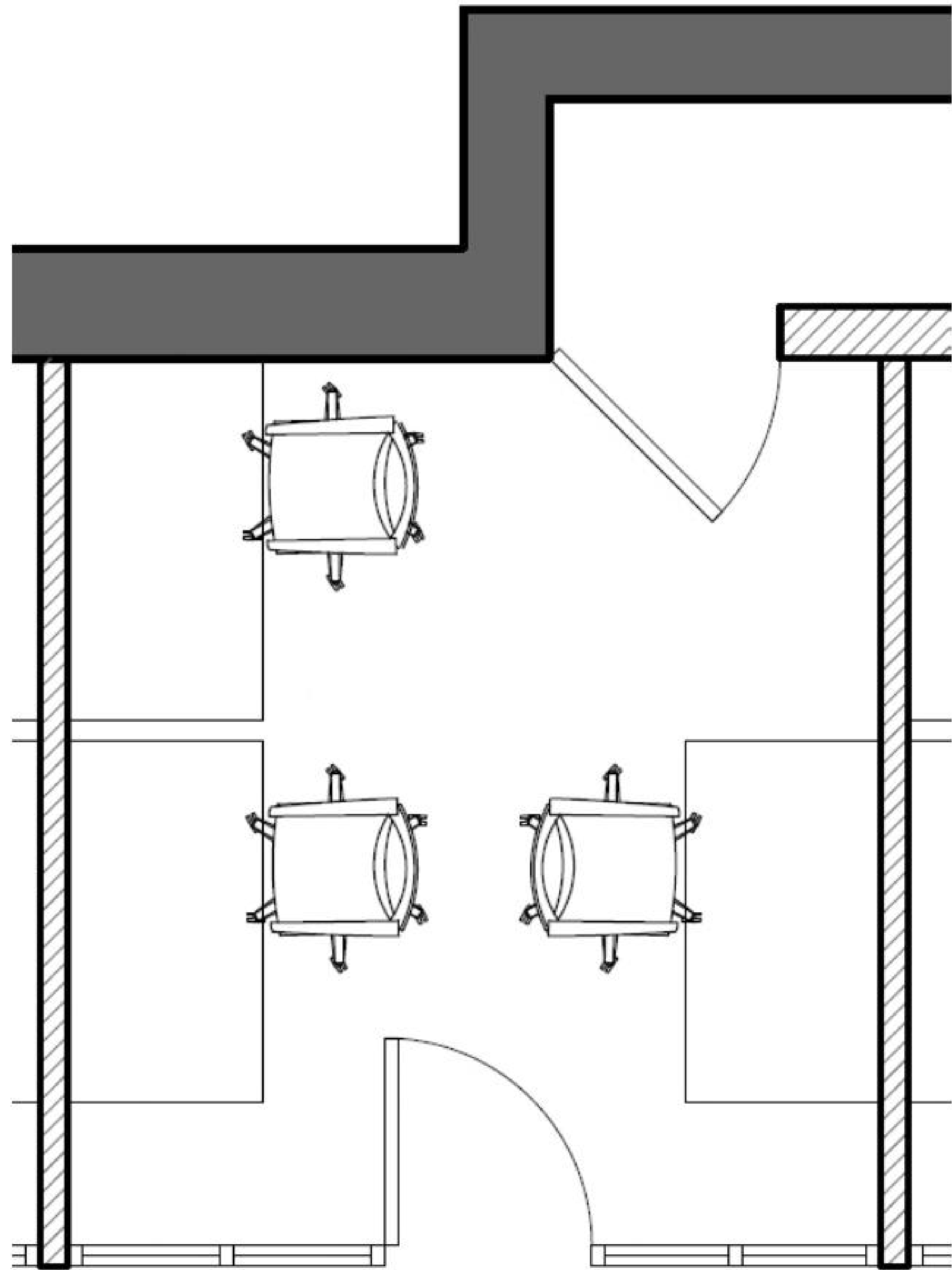


OFFICE 1

Size
3.4m x 3.1m

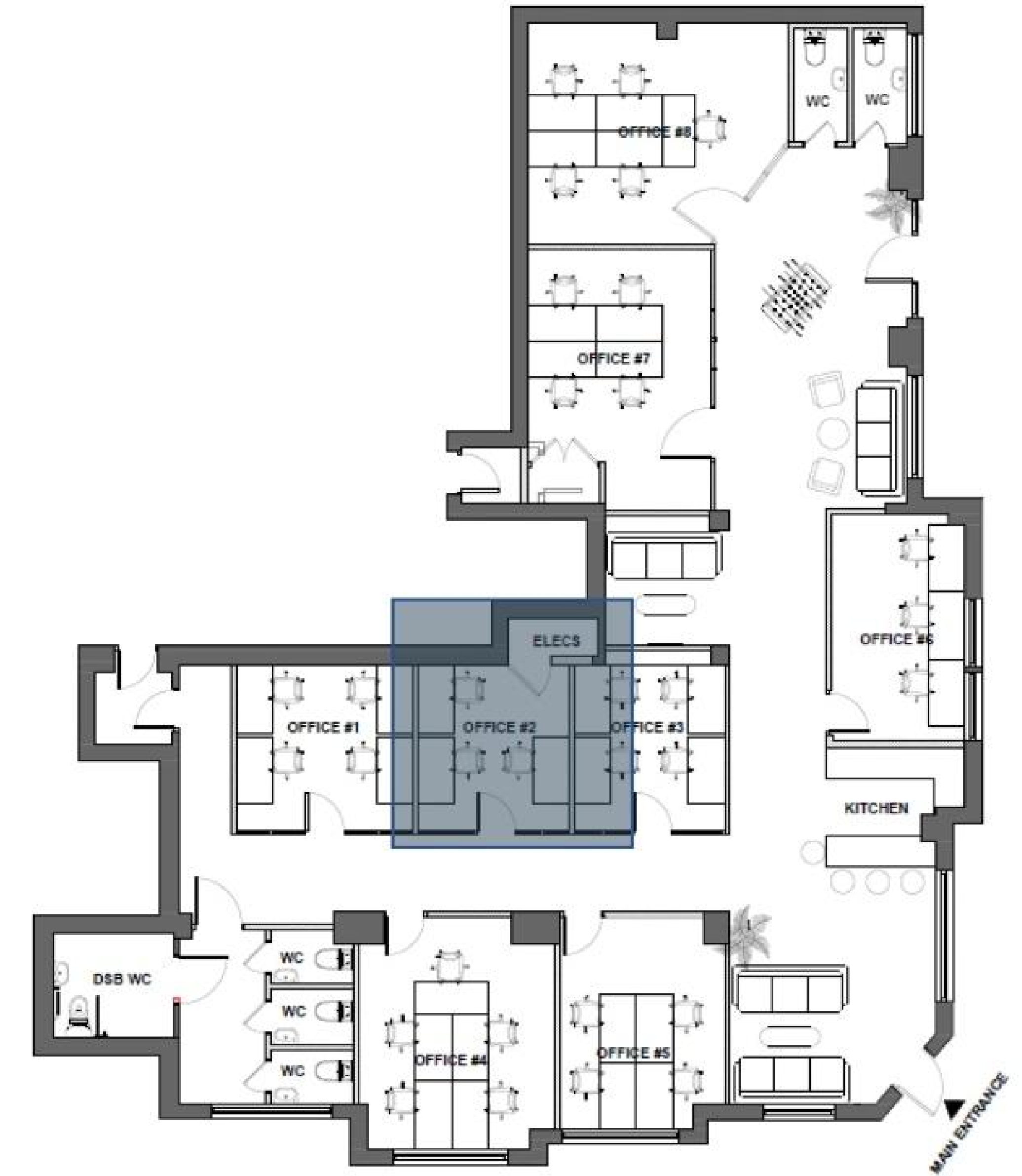


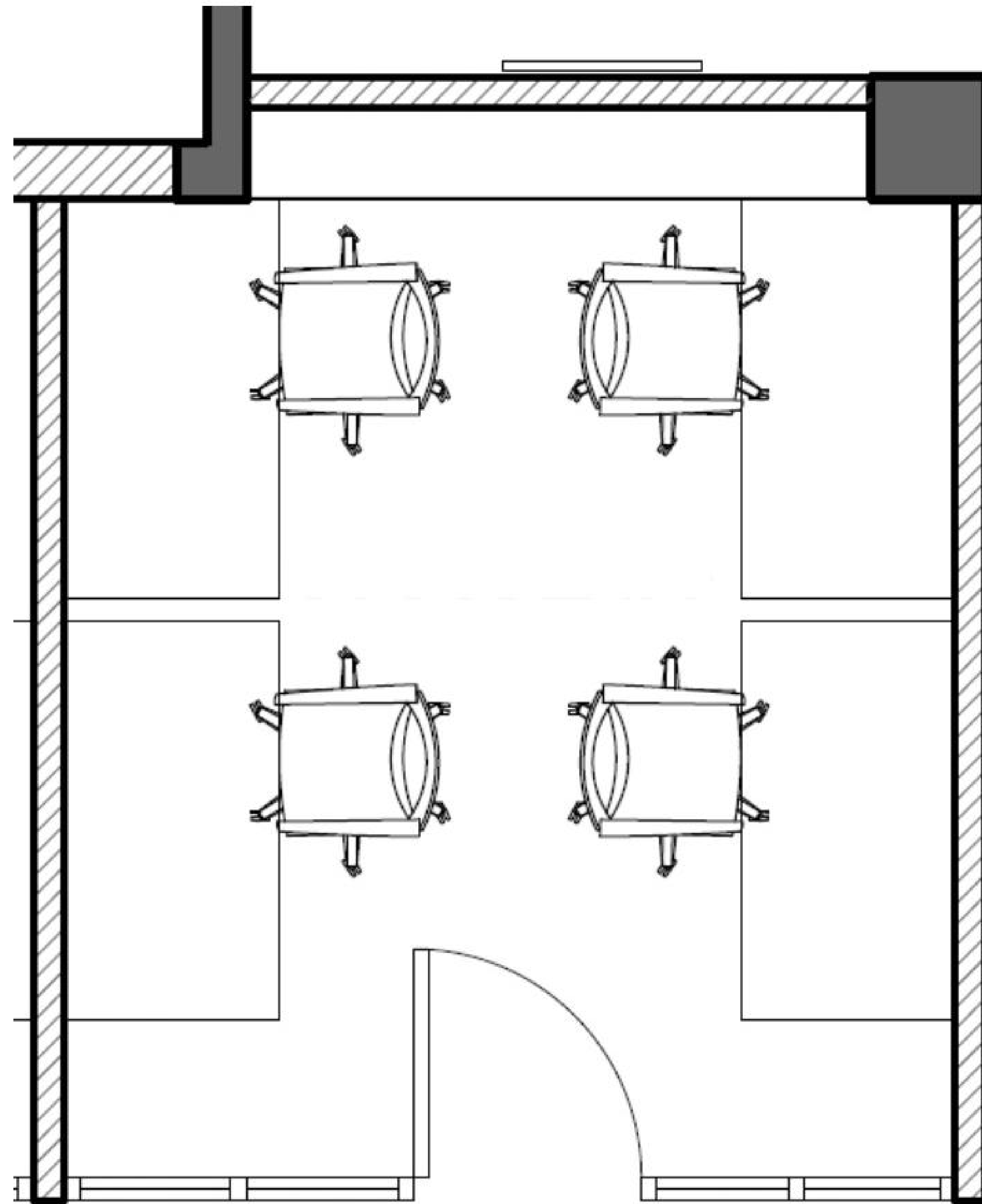




OFFICE 2

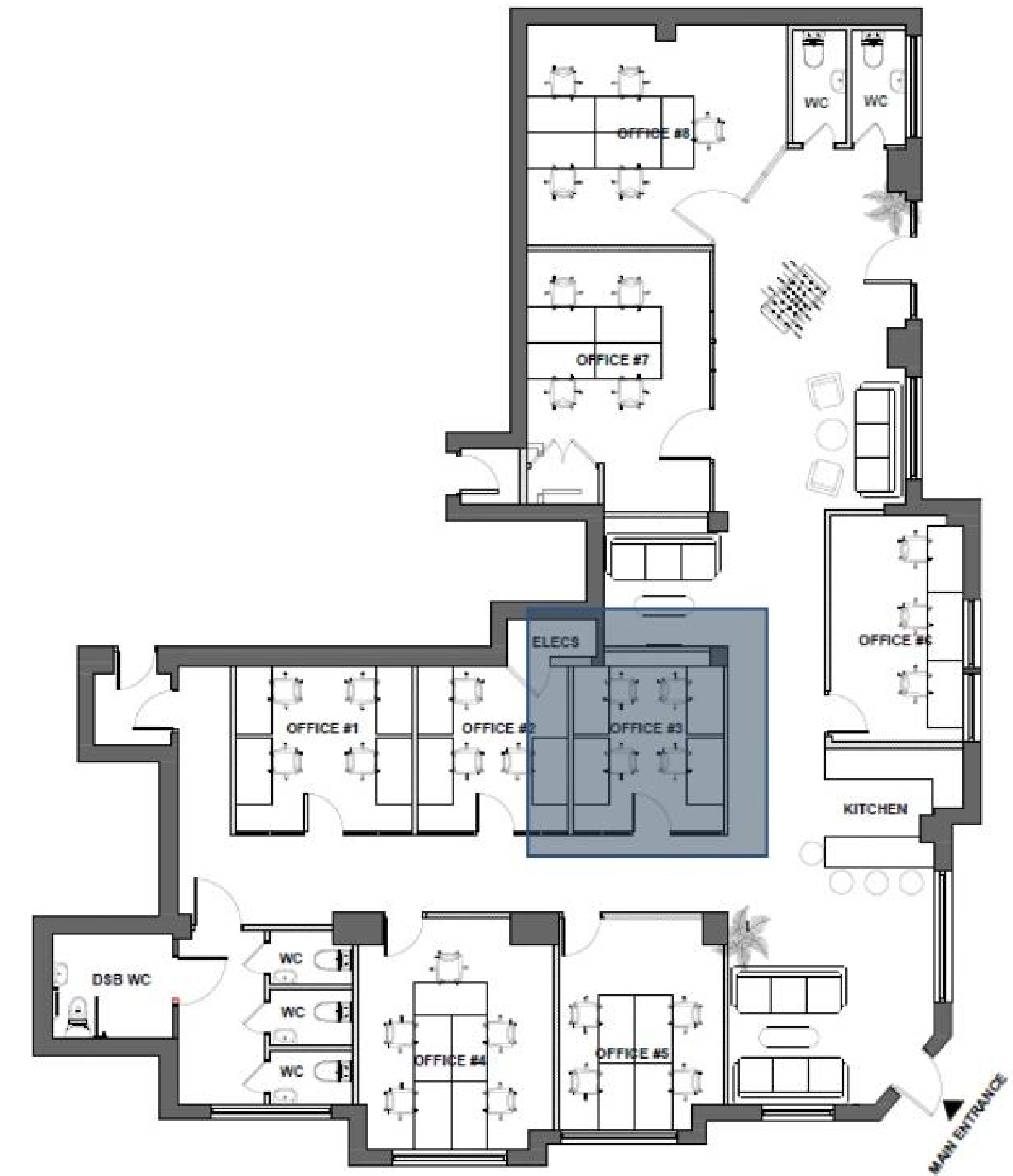
Size
3m x 3.1m

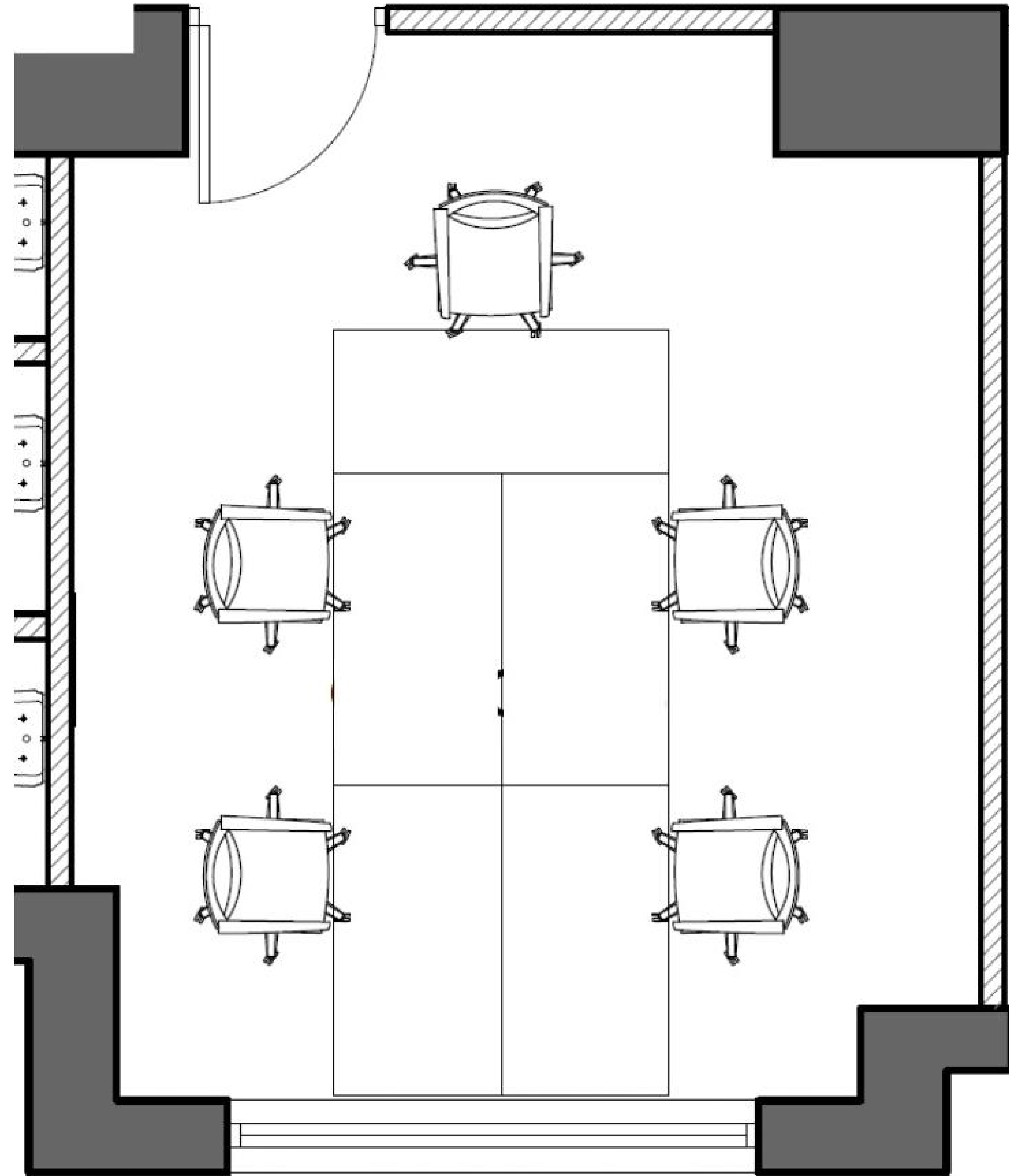




OFFICE 3

Size
3m x 3.5m

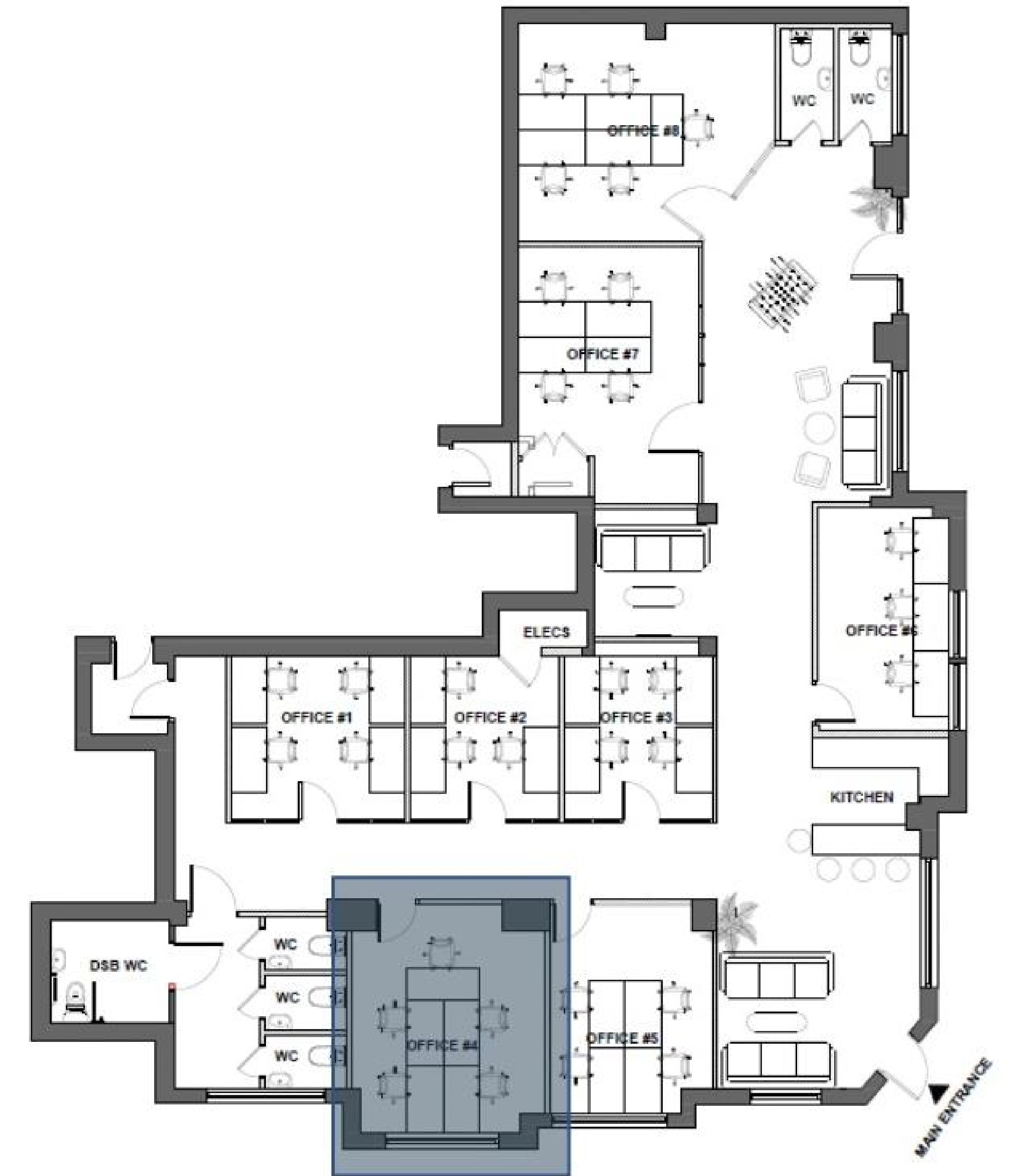


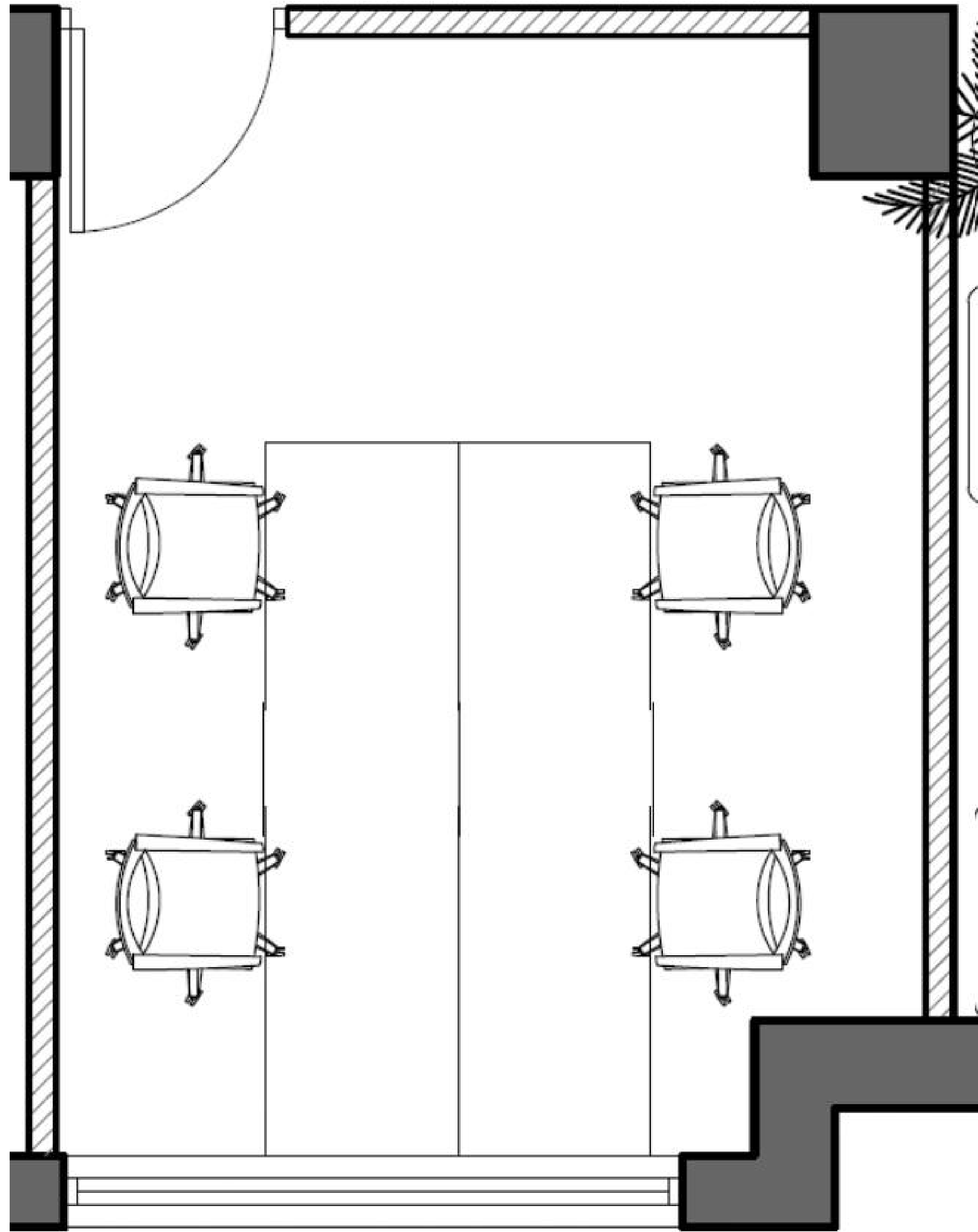


OFFICE 4

Size

3.8m x 4.5m

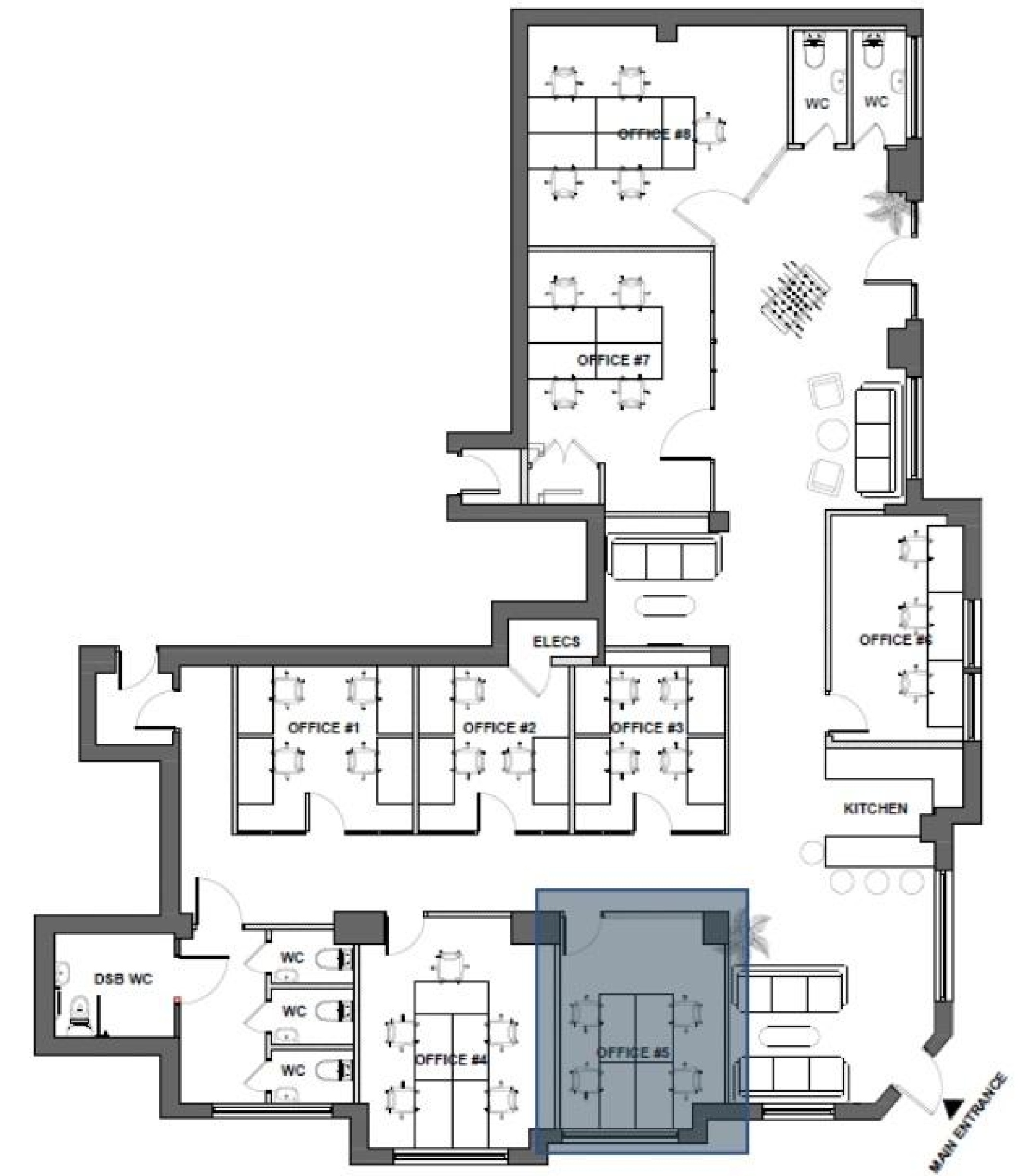




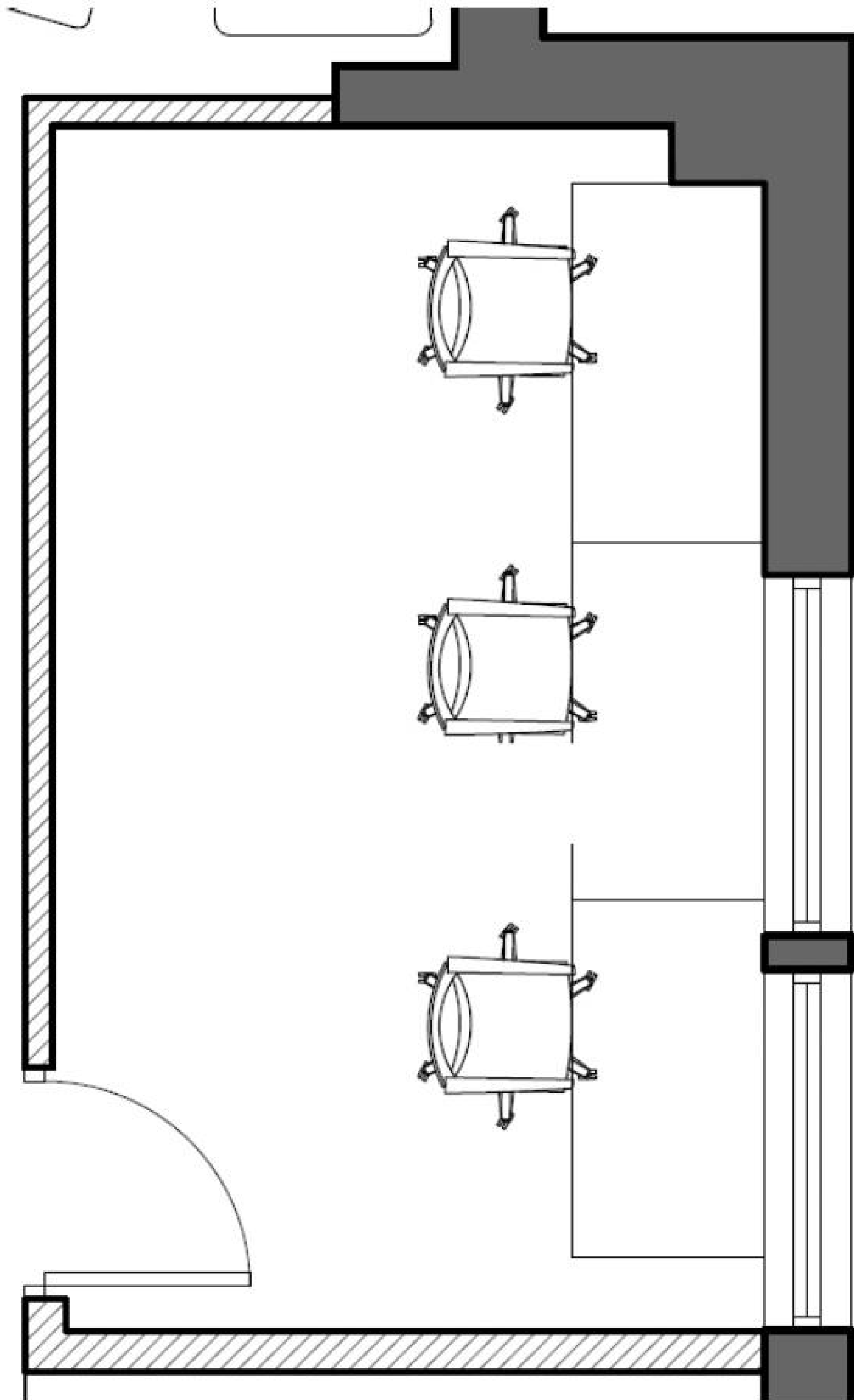
OFFICE 5

Size

3.2m x 4m

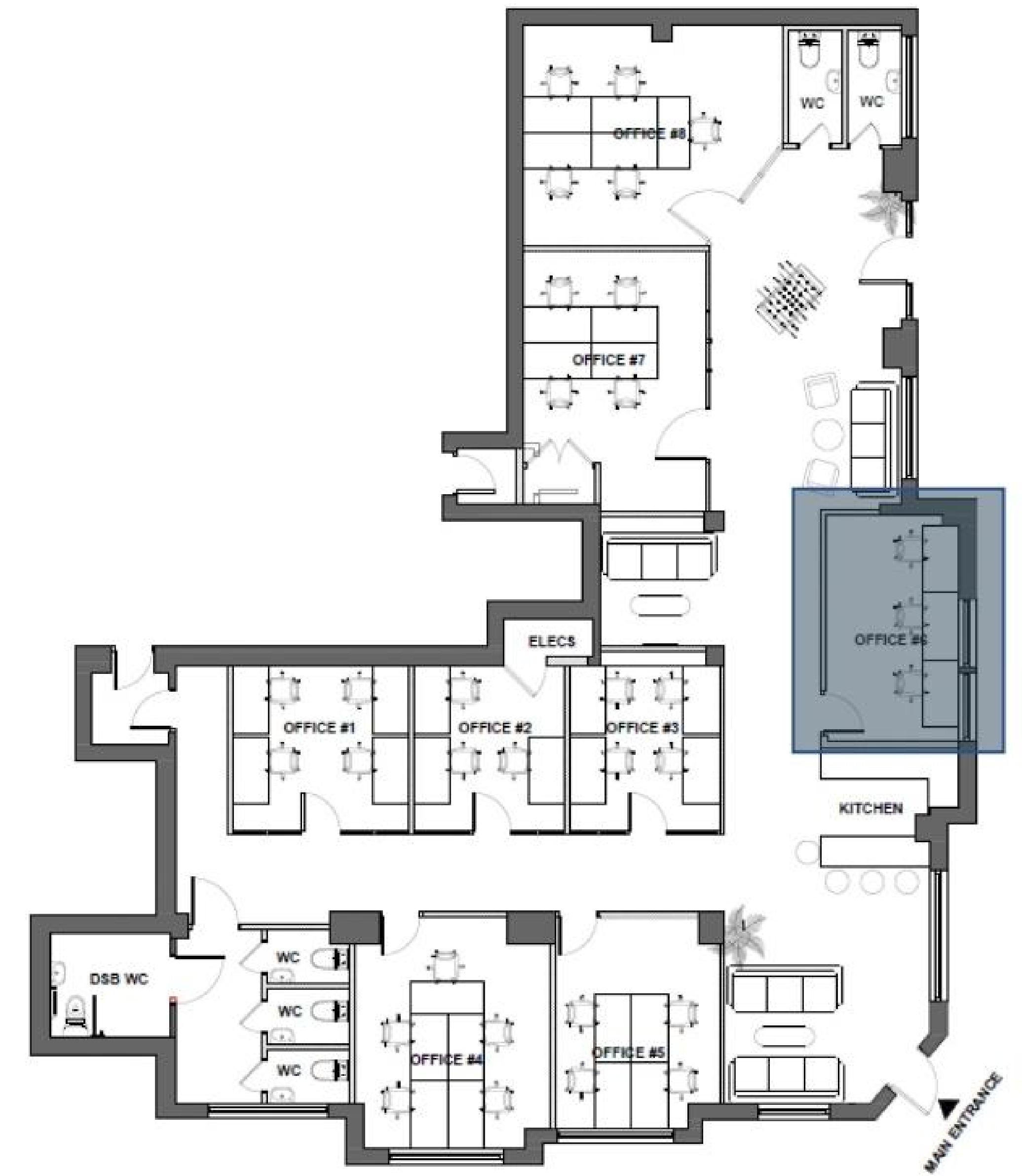


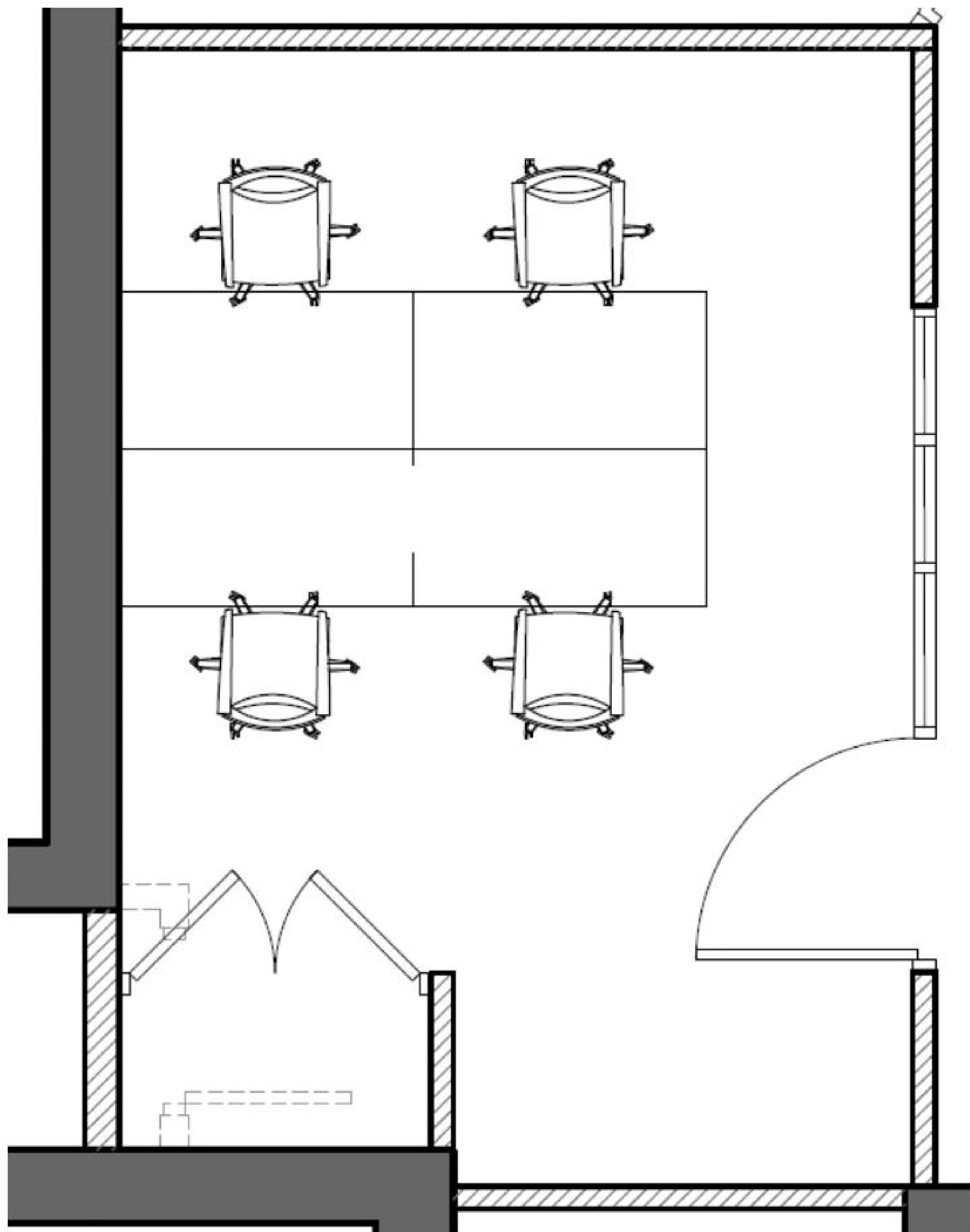




OFFICE 6

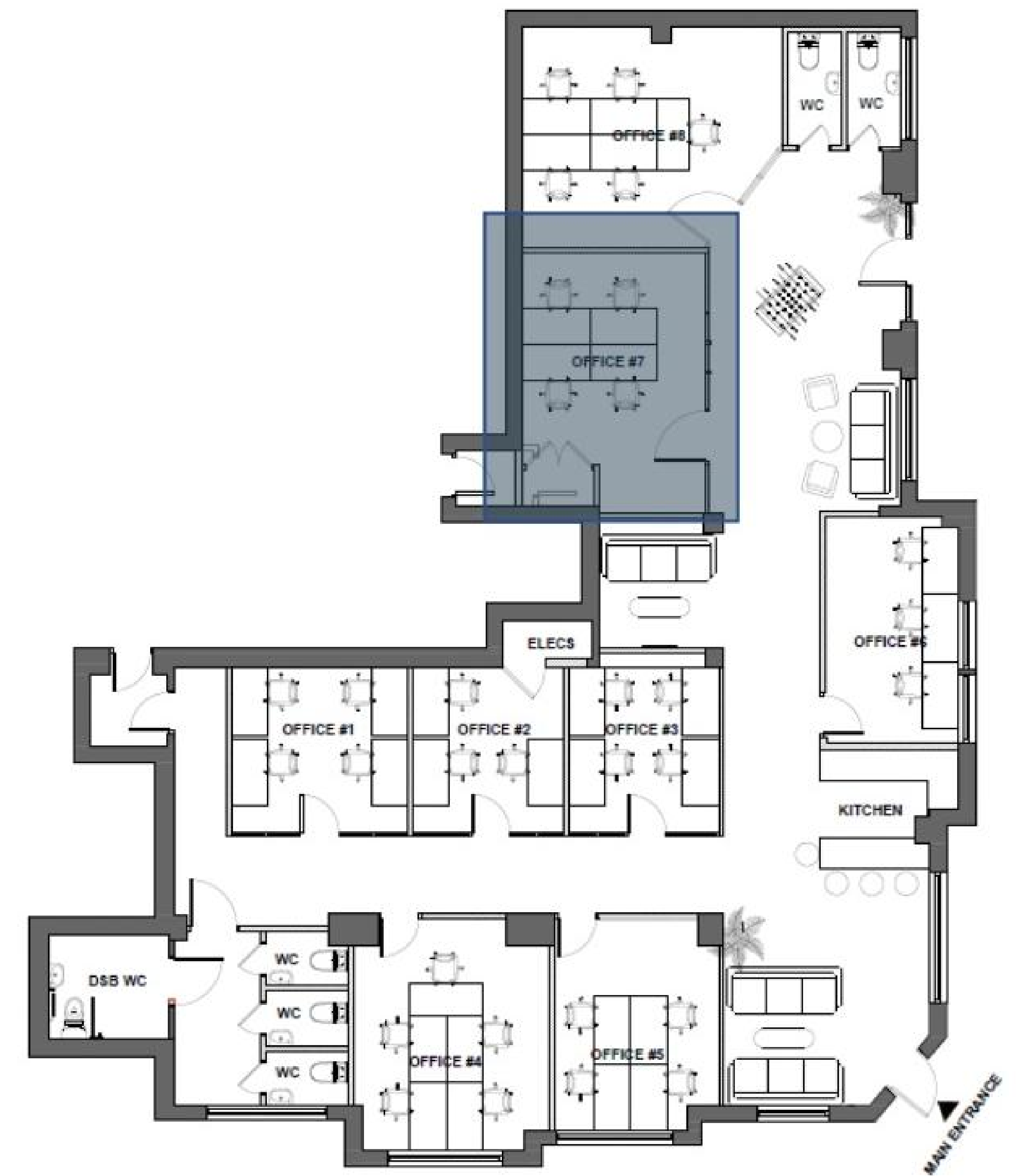
Size
2.5m x 4.4m





OFFICE 7

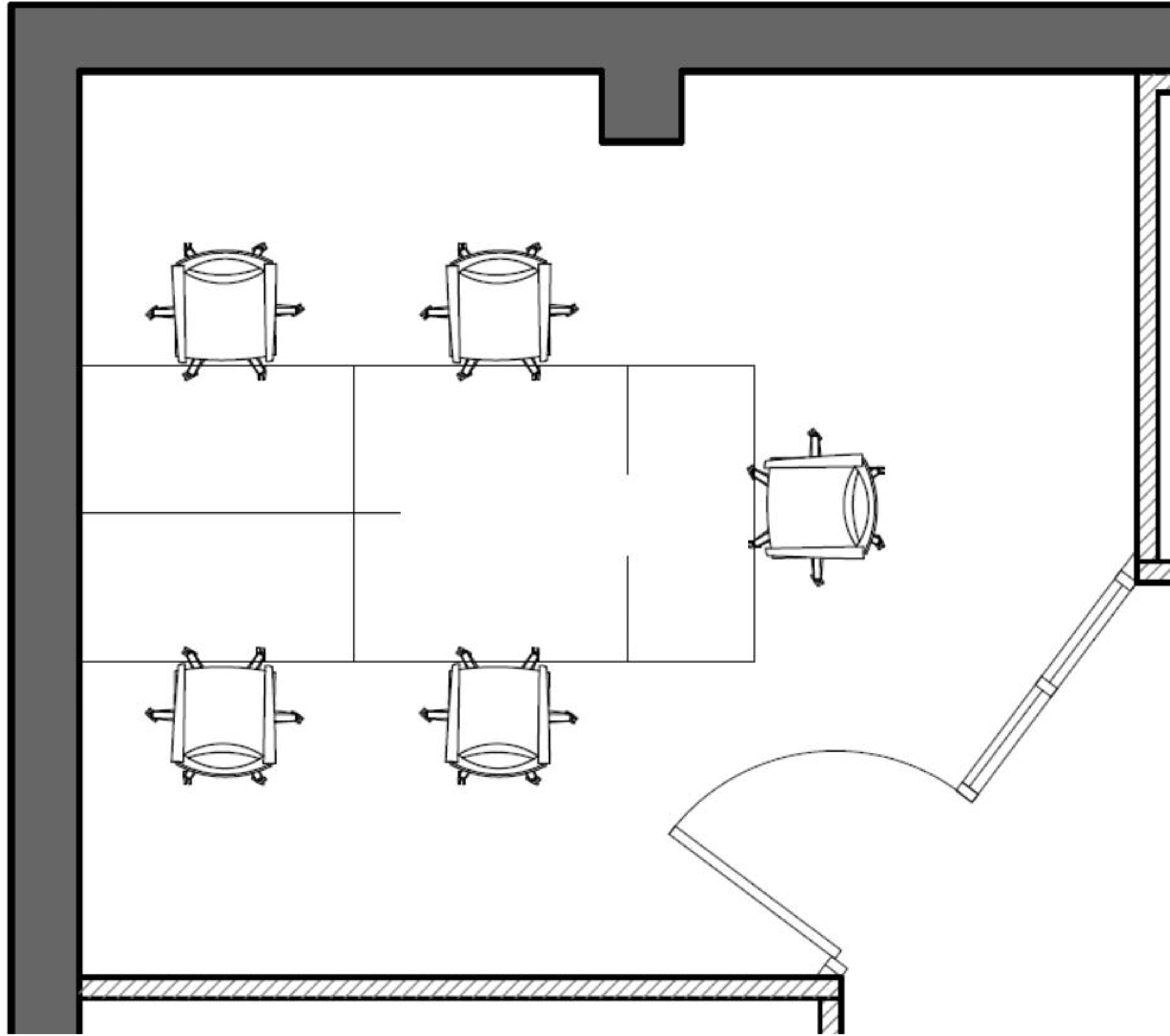
Size
3.5m x 5m





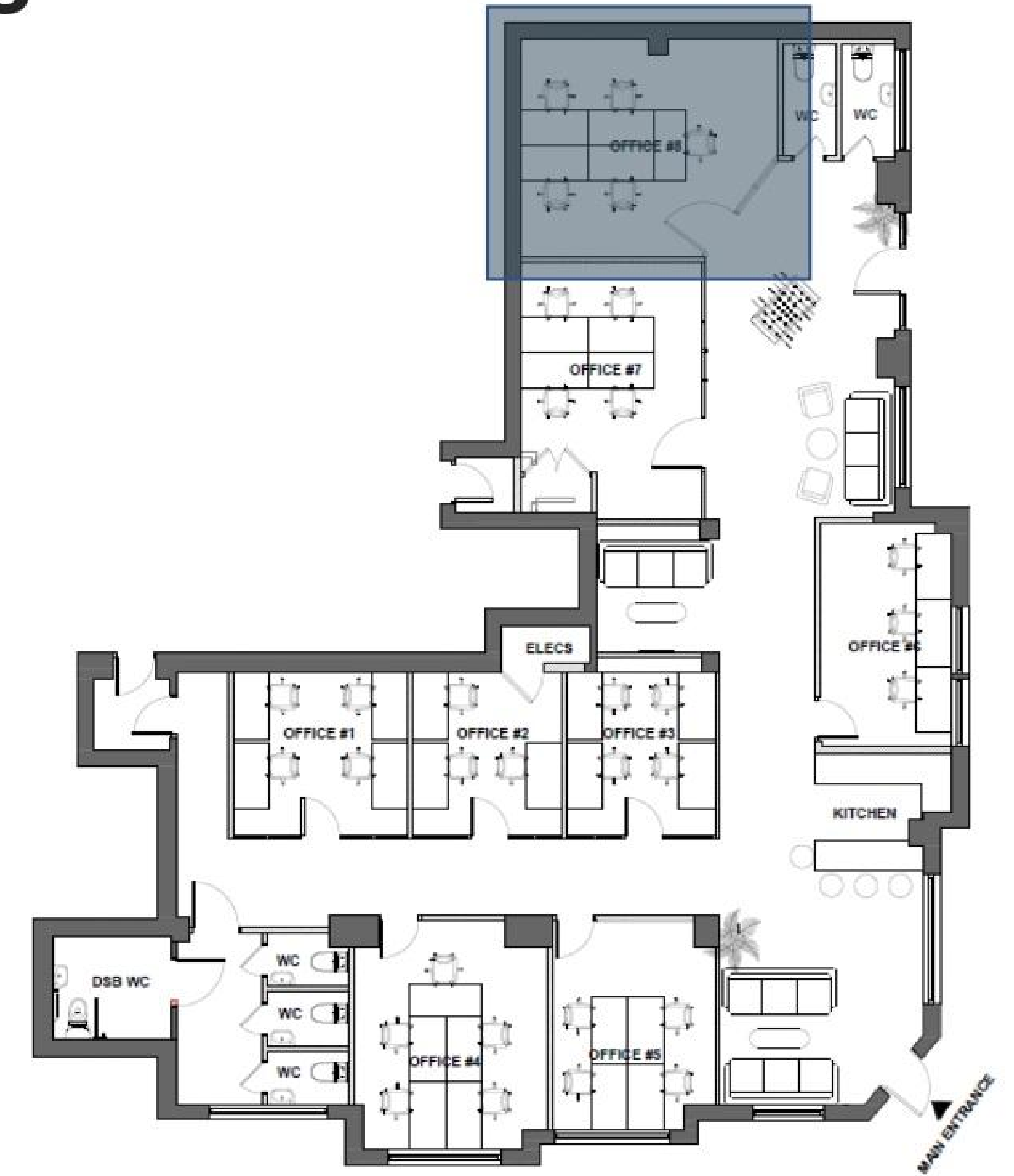
P Beehive

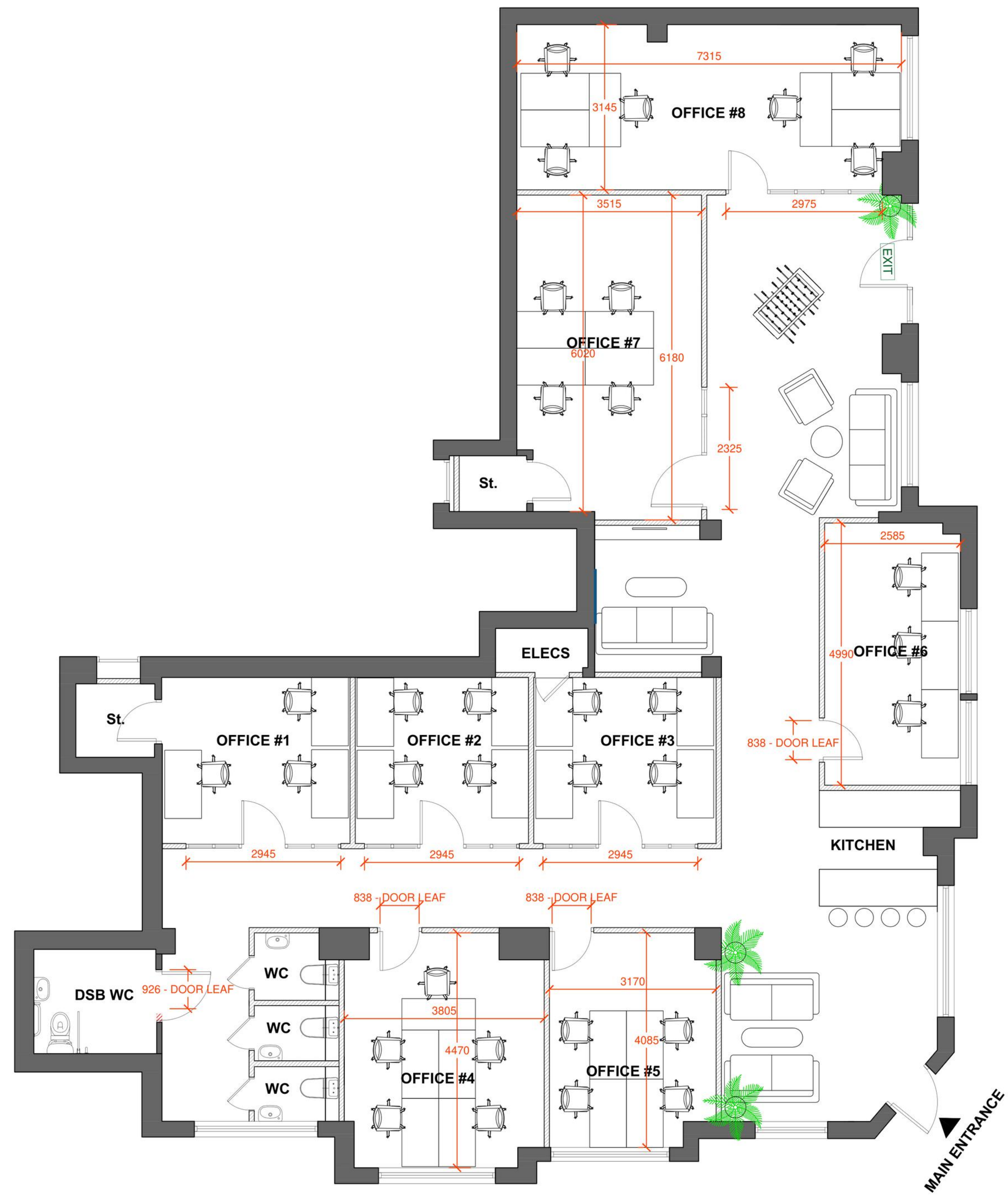
Fire exit
Keep clear



OFFICE 8

Size
5m x 4.3m





PROPOSED GROUND FLOOR PLAN
SCALE 1:50







Important Information

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. All measurements should be treated as approximate and for general guidance only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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BEEHIVE LANE



One way

