



**TO LET**

**Self-Contained Offices**

**126.36 m<sup>2</sup> (1,360 ft<sup>2</sup>)**

**39 Granby Street  
Loughborough  
LE11 3DU**

**MATHER  
JAMIE**  
01509 233433

## LOCATION

The subject property fronts Granby Street close to its junction with Frederick Street in central Loughborough. Within easy walking distance of the town centre the property occupies a position in the established office area.

Loughborough is well-placed within the East Midlands triangle of Leicester, Derby and Nottingham being 12, 18 and 16 miles distant respectively.

The property's location is shown on the plan within these particulars.

## DESCRIPTION

Town centre three-storey offices premises with on-site car parking. The property benefits from gas heating, surface mounted lighting and is carpeted throughout. To the rear the premises benefit from a secure tarmac surfaced car park with parking for approximately 8 cars.

## ACCOMMODATION

### Ground Floor

Front Office	19.13 m <sup>2</sup>	(206 ft <sup>2</sup> )
Middle Office	17.63 m <sup>2</sup>	(190 ft <sup>2</sup> )
Office/Post Room	10.92 m <sup>2</sup>	(118 ft <sup>2</sup> )
Store Room	8.08 m <sup>2</sup>	(87 ft <sup>2</sup> )
Kitchen	3.17 m <sup>2</sup>	(34 ft <sup>2</sup> )
Ladies WC		

**Total** **58.93 m<sup>2</sup>** **(634 ft<sup>2</sup>)**

## MATHER JAMIE Chartered Surveyors

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### IMPORTANT INFORMATION

- All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:
- All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
  - Information on tenures/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
  - Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
  - Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
  - We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.

### First Floor

Front Office	18.82 m <sup>2</sup>	(203 ft <sup>2</sup> )
Middle Office	15.58 m <sup>2</sup>	(168 ft <sup>2</sup> )
Store	2.65 m <sup>2</sup>	(29 ft <sup>2</sup> )
Gentlemens WC		
Rear Office	14.62 m <sup>2</sup>	(157 ft <sup>2</sup> )

**Total** **51.67 m<sup>2</sup>** **(556 ft<sup>2</sup>)**

### Second Floor

Office	15.76 m <sup>2</sup>	(170 ft <sup>2</sup> )
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**Total Net Internal Floor Area** **126.36 m<sup>2</sup>** **(1,360 ft<sup>2</sup>)**

## TENURE

The property is available on a new lease, term to be agreed. The tenancy will be contracted out of the Landlord & Tenant Act 1954 Security of Tenure Provisions.

## RENT

**£16,500 (sixteen thousand five hundred pounds)** per annum exclusive.

## BUSINESS RATES

Local Authority: Charnwood Borough Council  
Period: 2017/2018  
Rateable Value: £14,750

## LEGAL COSTS

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

## VAT

VAT will not be charged on the rent.

## PLANNING

We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

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