

TO LET

Newly refurbished fully serviced office suites

8.8 m² - 16.41 m²
(95 ft² - 177 ft²)

105 Ashby Road
Loughborough
LE11 3AB

**MATHER
JAMIE**
01509 233433



LOCATION

The subject property is located on Ashby Road (A512) approximately ½ mile from Loughborough town centre. Ashby Road is the main arterial route from the town centre to Junction 23 of the M1 motorway.

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

DESCRIPTION

A fully refurbished Victorian House that provides high quality individual serviced office suites for a professional environment. Each office suite benefits from gas central heating, LED lighting and UPVC trunking with Cat 6 cabling. Within the building there is high speed primary and secondary broadband.

There are suites available on the ground, first and second floor of the building with each suite accommodating up to a maximum of 4 people. There is a intercom door entry system which is connected to each individual suite.

The building is also very secure with CCTV throughout and alarm system in place.

Each suite also comes with 1 dedicated parking space and 12 hours use of the separate meeting/board room per month which comes fully equipped ready for meetings and conferences. There is also a shared kitchen area on the ground floor and WC’s on each floor.

ACCOMMODATION

Ground Floor		
Suite 1	16.32 m²	(176 ft²)
First Floor		
Suite 2	16.41 m²	(177 ft²)
Suite 3	13.1 m²	(141 ft²)
Second Floor		
Suite 4	8.8 m²	(95 ft²)
Suite 5	11.14 m²	(120 ft²)

TENURE

Each suite is available on a flexible licence with a minimum term of 6 months – hot desking also available.

RENT

Ranging from **£450 (four hundred and fifty pounds)** to **£650 (six hundred and fifty pounds)** per calendar month, all inclusive.

SERVICES

The rent includes Wi-Fi and internet, gas, electric and water bills, cleaning of common areas, 12 hours use of the meeting room per month, modern office furniture and storage facilities. VOIP (internet based telephone facilities) available at an additional cost.

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.

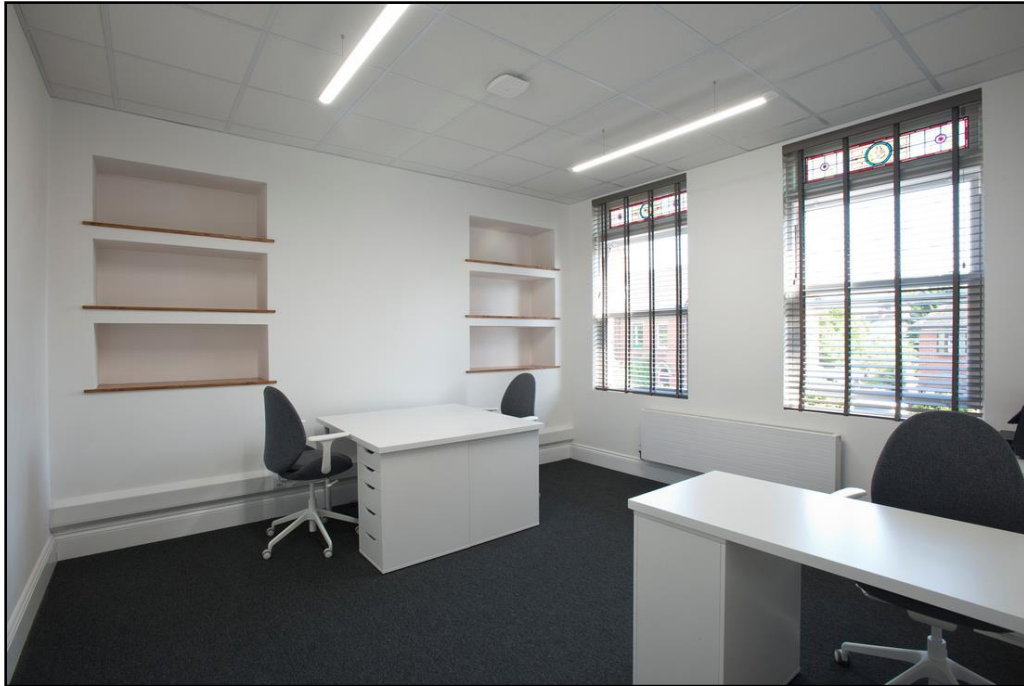
PLANNING

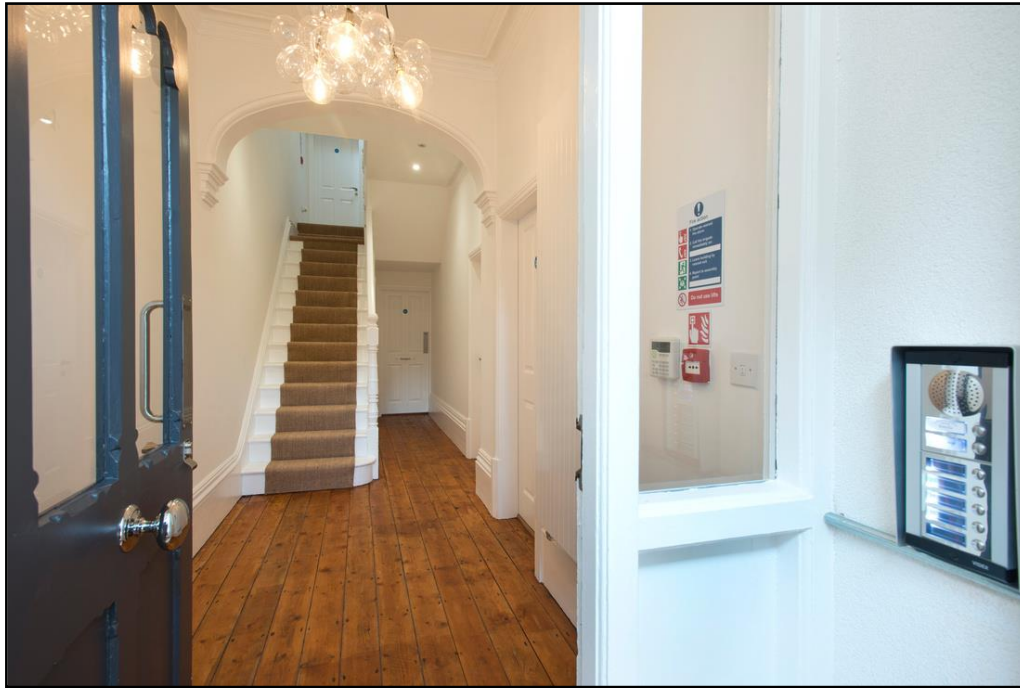
We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

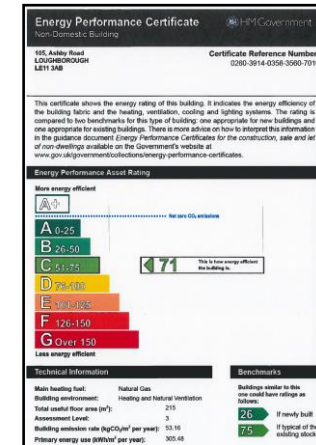
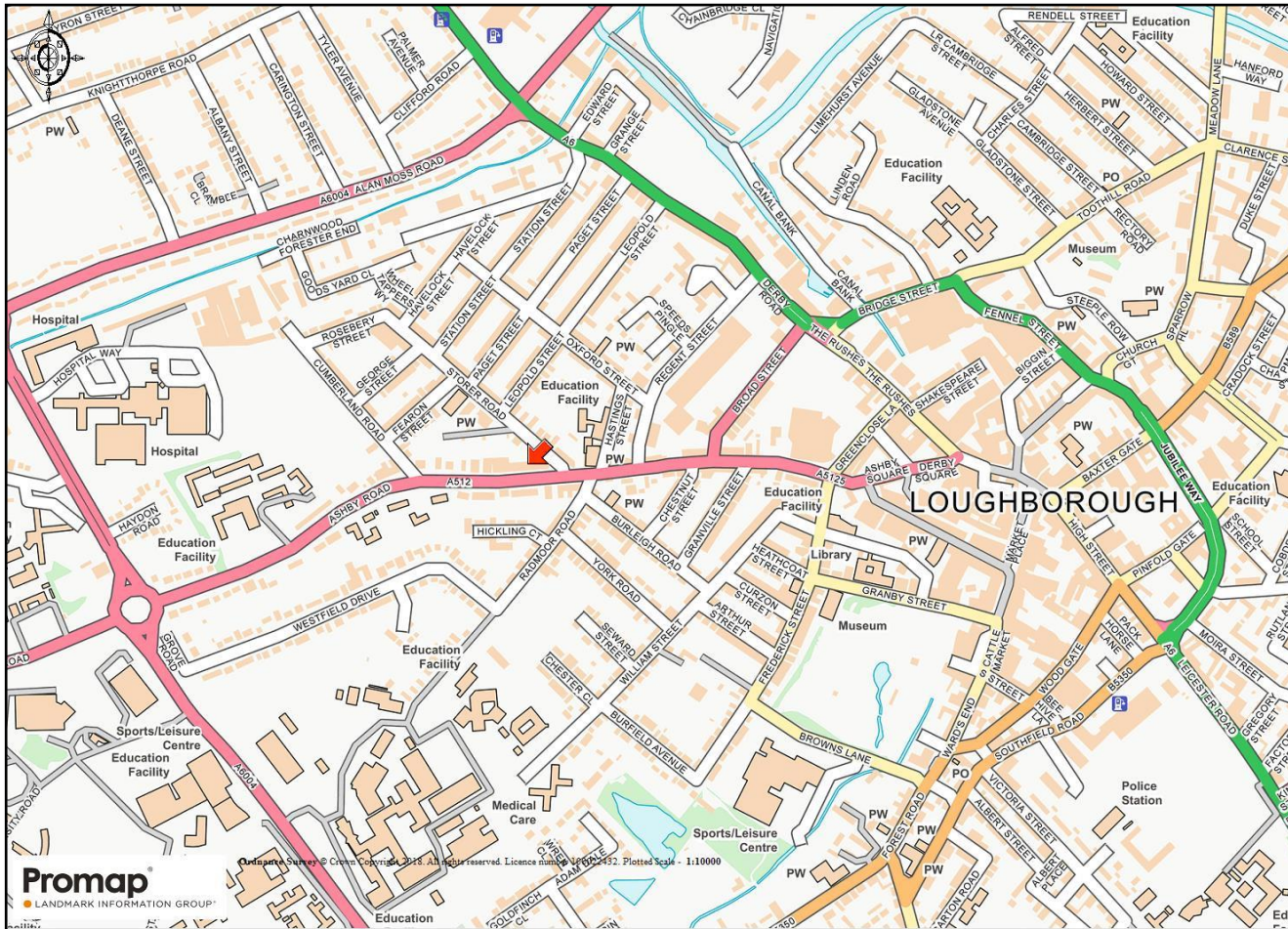
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IMPORTANT INFORMATION

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:

1. 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.
2. Information on tenure/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.
3. 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.
4. 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.
5. 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.