

# MODERN OFFICE SUITE TO LET

175 Meadow Lane, Loughborough, LE11 1NF



1,848 Sq Ft (171.68 Sq M)

Rent on Application

- ▶ Well presented accommodation
- ▶ Designated car parking
- ▶ Close proximity to Loughborough train station
- ▶ New lease available

## LOCATION

The property occupies a prominent roadside position on Meadow Lane at the head of the Falcon Works Industrial Estate, an established employment area approximately 1 mile north of Loughborough town centre.

There is convenient access to the A6, which in turn provides access to the A46 and M1 motorway at Junction 24.

## DESCRIPTION

The property comprises a modern self-contained office suite within a multi-occupied building.

The accommodation is well presented with excellent natural light and effectively provides an open plan working environment which has been sub-divided with glazed partitioning to provide 3no. private offices / meeting rooms and benefits from a small kitchen facility. The property benefits from shared male and female toilets on each floor. The offices have been finished with carpets, suspended ceiling with inset CAT 2 lighting and benefit from raised access floors with data points.

There are 8 designated car parking spaces.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Office Suite	1,848	171.68
<b>Total</b>	<b>1,848</b>	<b>171.68</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

Please contact the agent for further information.

## SERVICES

The property benefits from all mains services to include zoned air conditioning with user control climate settings.

The suite benefits from its own intruder alarm and fob controlled access.

## EPC

The Energy Performance Rating is to be assessed and an EPC will be provided.

## POSSESSION

The property is available upon completion of legal formalities.

## PLANNING

We understand that the property benefits from consent for uses within Use Class E - commercial business and service (formerly B1(a)) of the Town and Country Planning Use Classes Order 1987 (as amended).

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

## RENT

Rent on Application.

## LEASE TERMS

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed. A service charge is payable in respect of the common parts - details can be obtained from the agent.

## VAT

VAT will be payable on the rent.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

wjs@apbleicester.co.uk

0116 254 0382

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.