

**MATHER
JAMIE**

01509 233433

Suites 1, 2 & 5
Central House
1 Monarch Way
Loughborough

LE11 5TP

TO LET

**From £100 per week
per suite**



Office Suites

**18.02 sq m – 84.54 sq m
(194 sq ft - 909 sq ft)**

Suites 1, 2 & 5 Central House, 1 Monarch Way, Loughborough, LE11 5TP

DESCRIPTION

Three office suites based on the ground floor of a larger office building. The suites benefit from carpeted or tiled flooring, double-glazed windows and phone lines. There are shared WCs on the ground floor. There is also an on-site café which services the property. Car parking available.

NB: Suite 1 comprises an office space with meeting room and kitchen.

ACCOMMODATION

Suite 1	84.54 sq m	(909 sq ft)
Suite 2	LET	
Suite 5	18.02 sq m	(194 sq ft)

TENURE

Each suite is available on a flexible licence with a minimum term of 12 months.

RENT

Suite 1	£300 per week
Suite 2	LET
Suite 5	£100 per week

VAT

VAT will be charged on the rent.

Suite 2



Suite 5



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SERVICES

The rent includes heating, electric and water bills and buildings insurance, but excludes business rates.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: Suite 1 - TBC
Suite 2 – TBC
Suite 5 - TBC

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 74 within Band C. The EPC is valid until 1 September 2024.

PLANNING

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

Interested parties are advised to make their own enquiries of the local planning authority.



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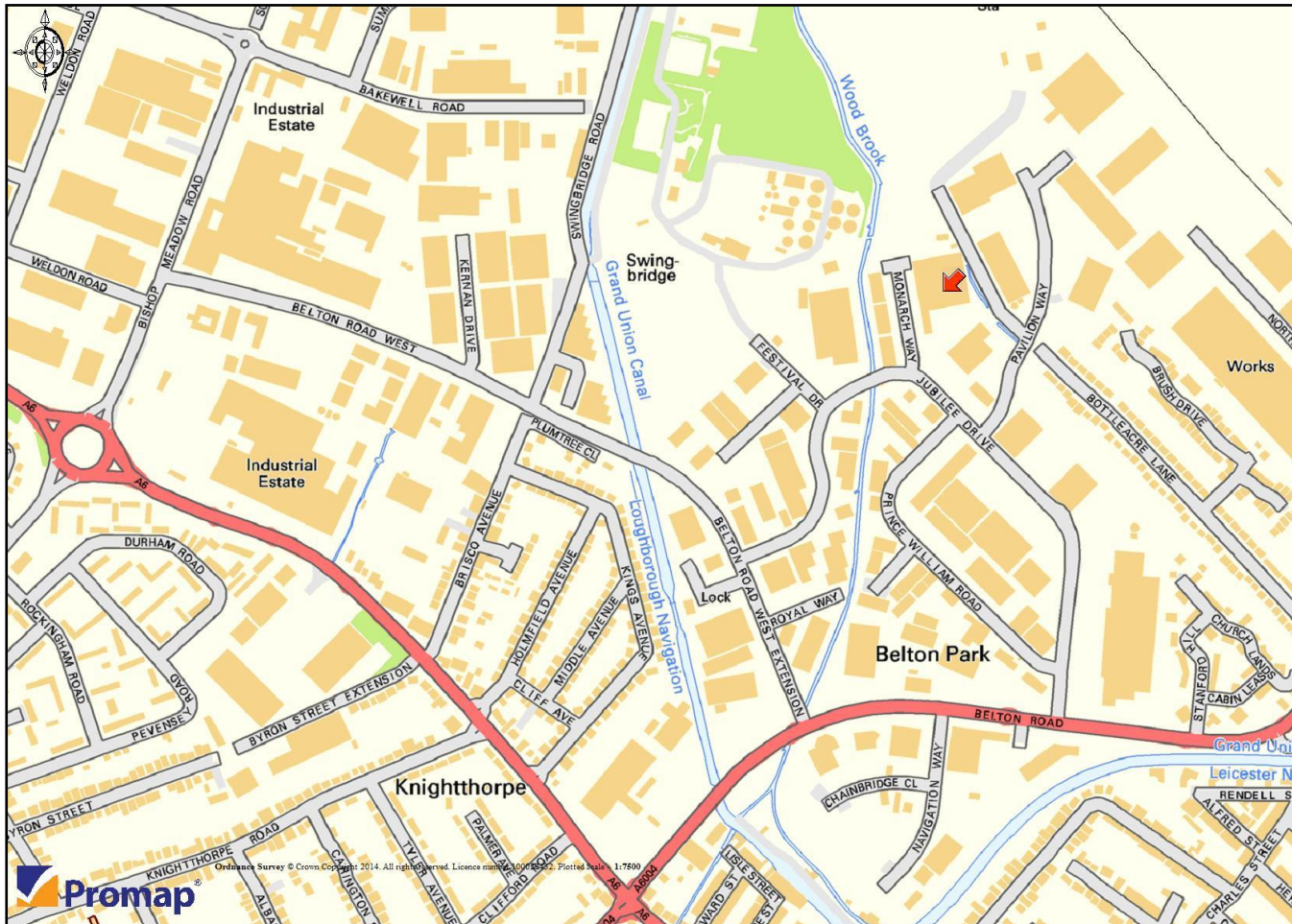
LOCATION

The subject property occupies the north side of Monarch Way within the Belton Road Industrial Estate, Loughborough's premier commercial location.



what3words:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The 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 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

Information relating to Town & 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