

**MATHER
JAMIE**

01509 233433

1st Floor, 7 Beaumont Court
Prince William Road
Loughborough
LE11 5DA

TO LET

From £225 - £400 per week



High-Quality Serviced Office Suites

**29.12 sq m – 58.42 sq m
(313 sq ft - 629 sq ft)**

1st Floor, 7 Beaumont Court, Prince William Road, Loughborough, Leics, LE11 5DA

DESCRIPTION

The first floor comprises a number of serviced office suites and communal facilities which include kitchenette, meeting room plus male and female WCs.

The office suites benefit from a mixture of ceiling-mounted LED lighting and inset LED lighting and are heated via electric storage heaters and heat/cool air conditioning.

Car parking is available.

ACCOMMODATION

Suite 1	58.42 sq m	(629 sq ft)
Suite 2	LET	
Suite 3	LET	
Suite 4	29.12 sq m	(313 sq ft)

TENURE

Each office suite is available by way of a flexible licence for a minimum term of 6 months.



RENT

Suite 1	£400 per week
Suite 2	LET
Suite 3	LET
Suite 4	£225 per week

VAT

VAT will not be charged on the rent.

SERVICES

The rent includes business rates, heating, electric, water, building insurance and cleaning.

NB: The meeting room is available on a booking systems at an additional cost.

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 76 within Band D. The EPC is valid until 19 February 2030.

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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FIRST FLOOR PLAN 1:50 AT A2

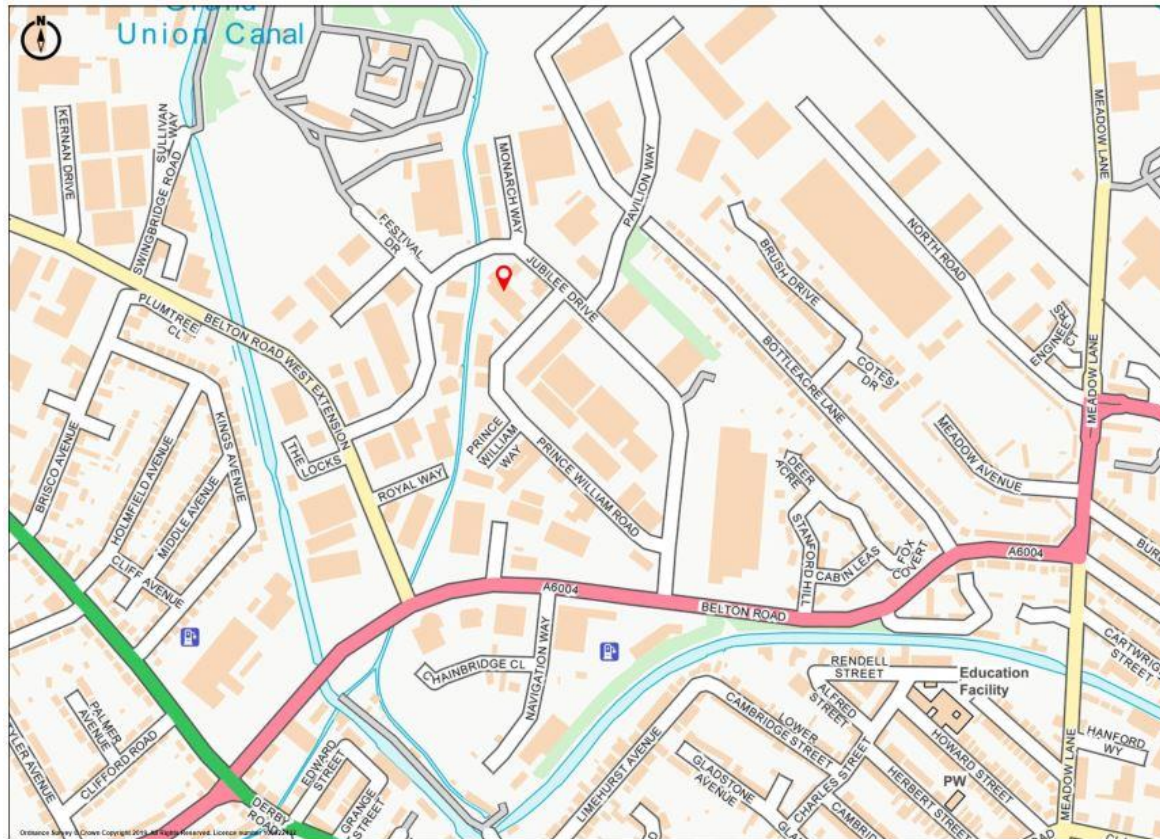
The Heritage Building
7 Beaumont Court
Prince William Road
Loughborough LE11 5DA

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LOCATION

Beaumont Court is in the heart of the Belton Park Industrial Estate situated off Prince William Road. The estate is the town's premier industrial location and is approximately 3 miles from Junction 23 of the M1 motorway.

 **what3words:**
///bond.wakes.hunt



Promapv2
LANDMARK INFORMATION

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Licence number: 100023432
Plotted Scale - 1:7500. Paper Size - A4

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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