

**MATHER
JAMIE**

01509 233433

**35 Frederick Street
Loughborough
Leics
LE11 3BH**

TO LET
£15,500 pax



1st Floor, Town Centre Offices

112.31 sq m (1,209 sq ft)

35 Frederick Street, Loughborough, Leics, LE11 3BH

DESCRIPTION

The property comprises first floor offices via a secure separate entrance, fitted to a high specification with a mixture of open plan offices and private meeting rooms.

The offices benefit from carpeting throughout, LED spot lighting, perimeter trunking, heat/cool air conditioning, WC with shower, kitchen and storage area.

Externally there are 3 dedicated car parking spaces.

ACCOMMODATION

Total NIA	112.31 sq m	(1,209sq ft)
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TENURE

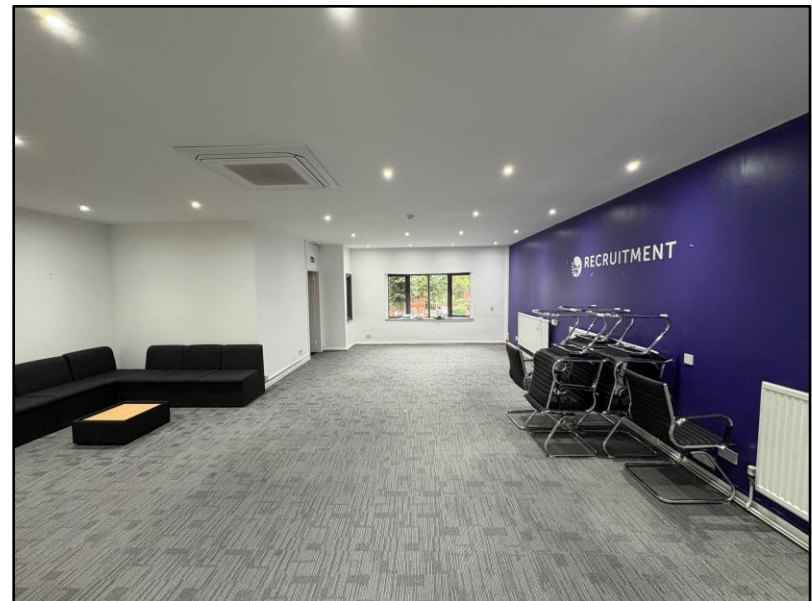
The property is available by way of a new lease on terms to be agreed.

RENT

£15,500 (fifteen thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: £11,000

NB: This property will benefit from Small Business Rates Relief.

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 65 within Band C. The EPC is valid until 11 June 2034.

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 is located in the heart of Loughborough town centre within walking distance from the main retail core, fronting Frederick Street, close to the junction with Ashby Road (A5125) and Derby Square.

The property benefits from nearby access at Ashby Road and the A6 trunk road facilitating links with other areas around the town and also Junction 23 of the M1 motorway.

Nearby occupiers include Sainsbury's, Public Café and The Schofield Centre, alongside various other local occupiers.

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OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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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