



Fowke Street, Rothley, LE7 7PJ

**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

£16,500 Per

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- Attractive First Floor Office Space
- Prominent location
- 57.8 sq. m. (622 sq. ft.) NIA
- Shared meeting room and staff facilities.

The property is situated at the corner of Fowke Street and Anthony Street in the heart of the village of Rothley. The accommodation comprises an attractive furnished first floor serviced office suite, with shared kitchen and WC facilities and use of a meeting room. There is a shared access door and entrance lobby with remote door entry system. The two offices have the benefit of double glazing, suspended ceilings and carpeting.

Situation

The property is situated at the corner of Fowke Street and Anthony Street in the heart of the village of Rothley.

Location

Rothley is an affluent and popular village in the Borough of Charnwood with a population of around 6,000 people. It sits alongside the A6 Leicester to Loughborough road with easy access to the A46 and the M1 Motorway.

Description

The accommodation comprises an attractive furnished first floor serviced office suite, with shared kitchen and WC facilities and use of a meeting room. There is a shared access door and entrance lobby with remote door entry system. The two offices have the benefit of double glazing, suspended ceilings and carpeting.

Accommodation

The suite has a net internal floor area of 57.8 sq. m. (622 sq. ft.)

Tenancy

The accommodation is available under a new lease on terms to be agreed for a minimum period of 12 months.

Rent

£16,500 per annum including heating, lighting, Business Rates, cleaning and maintenance of common parts, buildings insurance and property management.

Services

All services are included within the rent and the premises have electric heating.

Business Rates

The premises form part of a larger assessment and rates are included in the rent.

EPC

Energy Rating D (96)

Costs

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

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk