



Unit 2 - Field House, Field Street, Shepshed LE12 9AL

Office/retail unit TO LET in
Shepshed Town Centre

£10,000 per annum plus VAT

640 Sq Ft

- Ground floor Office/Retail unit
- Circa 640 sq ft
- Rental guide £10,000 per annum + VAT
- Rent includes all bills excluding rates and phone
- Shepshed Town Centre
- Pay and display car parking adjacent to the unit

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Summary

Size - Circa 640 Sq Ft
Price - £10,000 per annum
VAT - Applicable
Services - all bills included except for Business Rates and Phone/internet
Legal fees - Each party to bear their own costs
Rateable value - £10,750
Tenure - Leasehold

Description

Unit 2 Field House offers a prominent ground floor unit, currently used as an office space but could also be used for retail or leisure/Health and Beauty uses.

The current configuration offers a reception room, but could be opened up to give 640 sq ft of open plan space.

Location

Shepshed is a popular town located in the Charnwood district within the County of Leicestershire. Located approximately 3 miles West of Loughborough via the A512, and extremely well located just off junction 23 of the M1 motorway. The town has an estimated population of around 14,000. The offices are located in the centre of Shepshed and offer a great opportunity for first time/start up business.

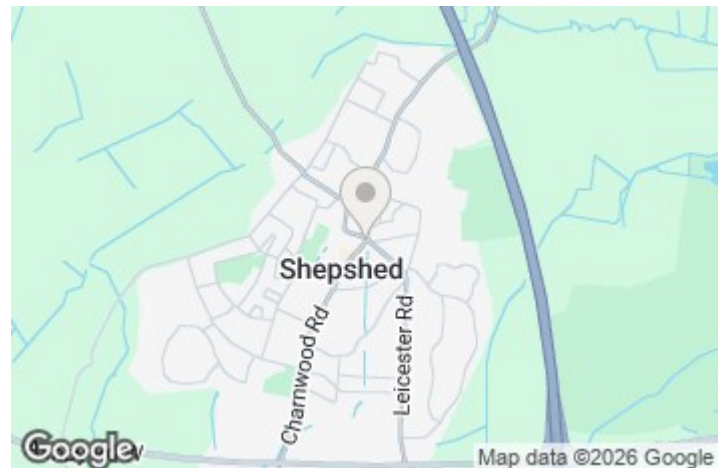
Accommodation

Unit 2 occupies one of the ground floor spaces within Field House, a multi let commercial space with a range of offices and leisure users. The unit is self contained and is accessed from the pavement frontage and has a small kitchenette to the rear and w/c facilities.

Terms

Offered for Let on a new 5-year lease with 3 year review and break clause if required. A 3 month deposit will be required. A contribution to the building insurance will be required in line with other tenants.

The rent is fixed at £10,000 per annum + VAT to include all utilities with the exception of business rates and tenants phone/internet requirements.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330