



Fowke Street, Rothley, LE7 7PJ

Part of
ANDREW GRANGER & CO

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£16,500 Per Annum

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.

FLOOR AREA

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 3 years.

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.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D (96)

COSTS

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

VIEWINGS

Strictly by appointment with the selling agents.

FURTHER INFORMATION

For further information please contact Kevin Skipworth on 0116 242 9933 or via email kevin.skipworth@andrewgranger.co.uk



