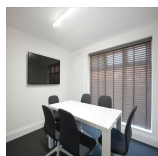


# Serviced Office Space UK

## Loughborough LE11 3AB



The property is situated within a close radius to the M1 at Junction 23 and is in walking distance to Loughborough town centre. The rail route has regular stops to surrounding towns- Nottingham, Leicester and Derby and frequent lines to London St Pancras. East Midlands is approx 15 min drive and there are also regular public transport options available.

Three storey Victorian period property fronting Ashby Road containing seven superbly refurbished serviced offices with onsite parking and visitor permit passes. Six offices designed to accommodate three users and one office designed for a single user (two currently available: one at £450pcm, second at £650pcm). Each office come fully furnished with desks, user and visitor chairs, storage, data and voice ready with both CAT 6 cabling and wireless access. Option available for individual offices to install their own router. The property is alarmed with an access controlled door entry system and double glazed with gas central heating. Electrics are wired independently to each office. A shared six person boardroom available with full I.T. integration, including LED projection TV with VGA and HDMI connectivity along with conference calling facility. Kitchen facilities offer a break out area, including fridge, microwave, coffee machine and storage. A pigeon hole service provides easy management of mail for each user. Additional administration services, including secretarial and printing facilities can be provided. Single monthly charge includes office rent, allocated parking, building insurance, utilities and cleaning service. Spaces available individually or in a combination of offices with minimum 6 month term. Simply bring your team, files and start working!

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	Loughborough
<b>Road Link</b>	N/A
<b>Airport</b>	East Midlands Airport

### Serviced Offices

- **Min Size** : 1 wkstns
- **Max Size** : 4 wkstns
- **Min Term** : 6 mnths