Pepperdine & Freckingham
commercial sales & lettings



Office 8, Brooklyn House, Brook Street Shepshed LE12 9RG

Fully serviced office TO LET in Shepshed

Rent: £400 pcm + vat

Approx 190 Sq Ft - 2 person

- Office 8 is 188 Sq Ft (4.2m x 4.18m) with a window to the side
- Fully serviced office space excl internet - 24/7 Access
- Rooms have electric heating and/or dual air conditioning units
- Welfare facilities provided Including Two Kitchenettes
- CCTV installed and Private intercom to each room
- Each office has ample natural light
- 10 Parking spaces available overall

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Summary

Available Size - 190 Sq Ft
Rent - £400 per month + vat
VAT - Applicable
Business Rates - Office 8 RV £1,775. Tenants are responsible for the rates payable. Full rate relief should be available.
Legal Fees - The tenant will contribute £300 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
Car Parking - No allocated spaces. There are a total of 10 Spaces available to the building
EPC Rating - Exempt, listed building



Description

Property
Brooklyn House is a Grade II listed property which has been converted and refurbished to provide an attractive fully serviced office hub in the heart of Shepshed.

Each room is finished to a high standard, featuring numerous electrical points, an intercom system and equipped with electric heating and/or air conditioning units for both warmth and cooling.

Office 8 is coming available. All offices benefit from the communal Kitchen and WC facilities. On-site parking is available on a first-come, first-served basis, with 10 spaces available.

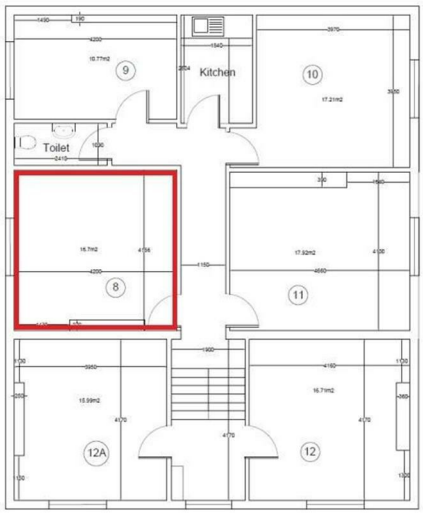


Location
Brooklyn House is a substantial local landmark in central Shepshed fronting Brook Street and Paterson Place. Shepshed itself is located superbly for the M1 motorway, Junctions 23 and 24, both within easy access. Junction 23 is approximately 1.7 miles to the south and Junction 24 is approximately 6 miles to the north.

Accommodation
Ground Floor
Office 1 - 2 to 3 desk (178 sq ft) LET
Office 2 - 2 to 3 desk (172 sq ft) LET

First Floor
Office 3 - 3 to 4 desk (206 sq ft) LET
Office 4 - 1 to 2 desk (117 sq ft) LET
Office 5 - 2 to 3 desk (168 sq ft) LET
Office 6 - 2 to 3 desk (181 sq ft) LET
Office 7 - 2 to 3 desk (172 sq ft) LET

Second Floor
Office 8 - 2 to 3 desk (188 sq ft) £400 pcm + VAT Available
Office 10 - 2 to 3 desk (185 sq ft) LET
Office 11- 3 to 4 desk (193 sq ft) LET



Second Floor

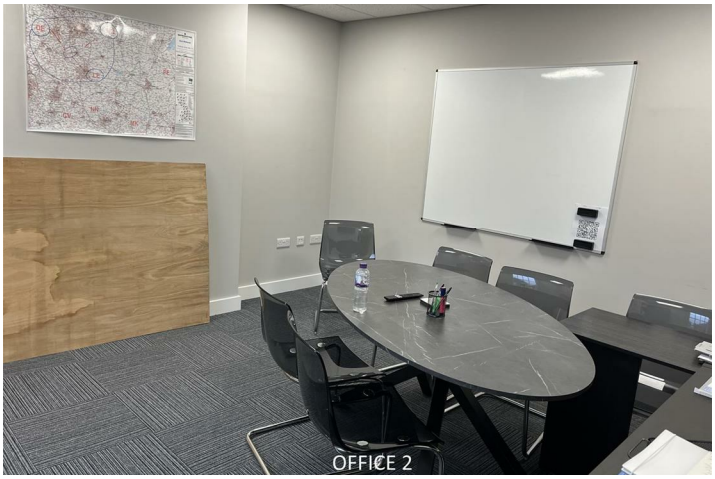
Terms
A new RICS based Internal Repairing and Insuring lease is offered on a minimum 3 year term with annual reviews and breaks. 3 months notice required to break. A one-month deposit will be required as security and the lease will fall outside the Landlord and Tenant Act. A non-returnable contribution of £300 + VAT will be required towards the Landlords costs in preparation of the Lease and payable in advance of the lease being issued.

Rent includes Utilities, communal cleaning and Buildings insurance.

Viewing and Further Information

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OFFICE 2




BROOKLYN HOUSE



