



Pennine House, Lemyngton, Loughborough LE11 1UH

Unit:	Block B & C
Area:	13,005.00 sq ft
Rent:	POA PAX
Rates:	
Service Charge:	
Legal Costs:	Each party to be responsible for their own legal costs.
Viewing:	Strictly by appointment.
Contact:	



Sam Sutton
07794081052
ssutton@phillipsutton.co.uk

Location:

Loughborough is a popular and vibrant Leicestershire market town with a rich industrial and cultural heritage and home to the internationally renowned University Campus. The town is located approximately 12 miles (19.3 km) north of Leicester, 15 miles (24.1 km) south of Nottingham, 39 miles (62.8 km) north east of Birmingham and 110 miles (177.0 km) north west of London. The town benefits from excellent road communications being located on the A512 (Ashby Road) which connects with the M1 Motorway (J23) 3 miles (4.8 km) to the west of the town centre. The A6 (Leicester/Loughborough Road) links to Leicester City Centre 11 miles (17.7 km) to the south, accessible from junctions 21 and 21a of the M1.

Key Features:



Location

Loughborough



Kitchen

Dedicated Kitchen



Parking

12 Car Parking Spaces



Gas

Gas Fired Central Heating



Lift

Passenger Lift Access To All Floors