



Flexspace
Ludlow Eco Business Park
Ludlow
SY8 1ES

Flexible Terms – ‘Easy In Easy Out’ Tenancy Agreements

To Let

Subject to contract



Fully Serviced Offices/Workshops to Let on popular Business Park.

“Easy-in, easy-out” terms, no legal costs, no complicated documentation.

Offices from 175 sq ft

OFFICES

Flexspace Ludlow provides flexible fully serviced executive office spaces to rent in a range of sizes.

The offices are furnished complete with telephone(s) handsets, Cat II lighting, heating and carpeting. There is a lift to the first floor.

Other benefits include on-site parking, a Café, a shower room, reception services if required and 2 meeting rooms and a training room available offering a range of layouts and sizes. All meeting rooms are equipped with broadband while telephone and presentation equipment is also available. On-site catering for meetings can also be provided through building manager at an additional charge.

Flexspace provides the latest flexible communications with fast broadband instantly available. The state of the art phone system supports a whole range of benefits including remote access, call forwarding and the ability to switch calls to and from mobile handsets giving you the ability to manage your calls with complete flexibility.

Built to a “very good” BREEAM rating and with waste recycling collection areas.

The partially inclusive monthly rent includes rates, service charge, furniture sets, telephone lines and handset (including line rental). Utilities, meeting room hire and VAT on rent to be charged separately.

WORKSHOPS

Flexspace Ludlow provides flexible workshop space to include 3 phase electricity, lighting, WC and tea point, telephones and broadband. The units also include a sectional up and over shutter and personnel access door.

Built to a “very good” BREEAM rating and with waste recycling collection areas.

On-site parking.

Monthly rent includes, service charge and buildings insurance. There are additional charges for electricity, water, business rates, telecoms and broadband.

SITUATION

Located on the Ludlow Eco Park, just off the busy A49 and minutes from Ludlow town centre, the Rural Enterprise Centre is ideally located to access Shropshire and Herefordshire. The Eco Park is home to the Ludlow Park and Ride, making access to the town centre even easier.

ACCOMMODATION *(All measurements are approximate and taken from plans; they are given on a net internal floor area basis)*

Current availability: (Autumn/Winter 2017)

Office	Size
11	322.92 sq ft
13	234.65 sq ft
17	174.38 sq ft
22	494 sq ft

From time to time small workshop/storage units become available. Please ask for details.

RENT

From around £4,000 pa (£360/month) plus VAT.

VAT

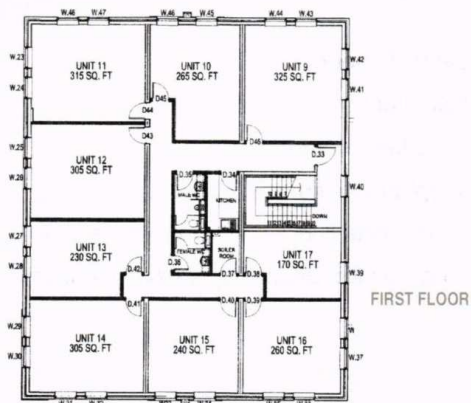
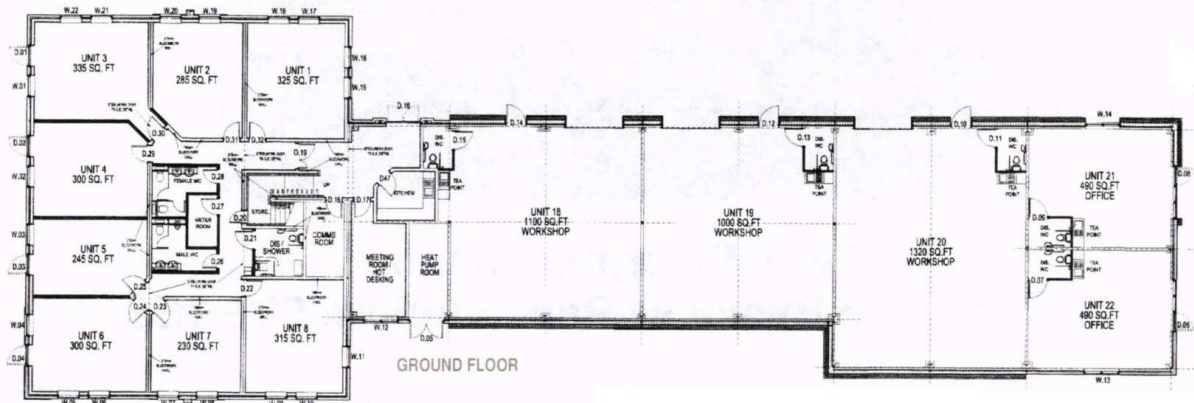
VAT is payable at the prevailing rate

EPC Rating: B

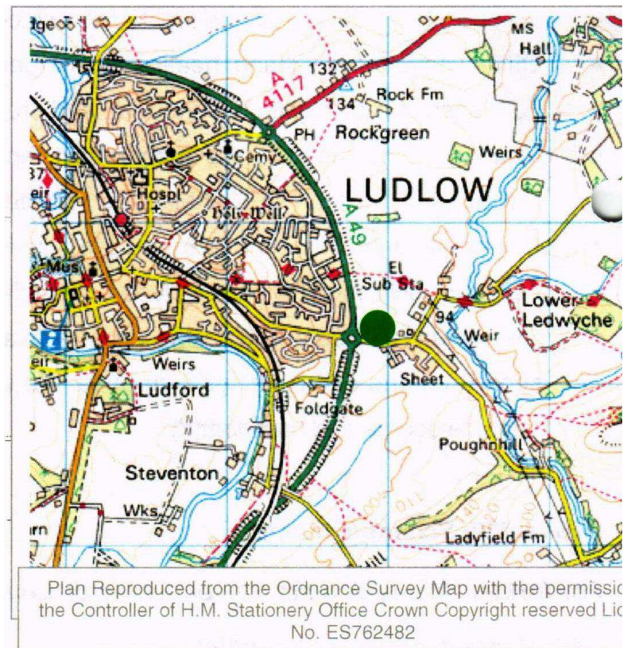
VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt or Harry Belshaw 01743 276 666





Plans For identification only - Not to Scale



Regulated by RICS

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