

LET

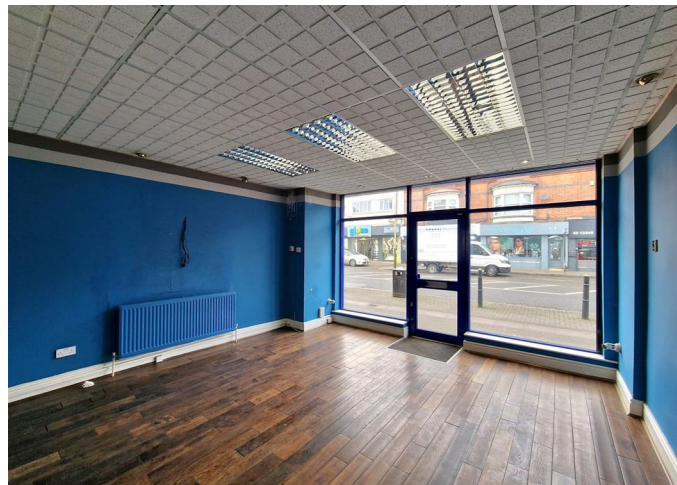


Office

MELTON ROAD  
LEICESTER  
LE4 6QS

£1,500 Per  
Month

FEATURES



 **SETHS**

# Null Bedroom Office located in Leicester

Call us on  
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A Prominent Commercial premises on the Main Melton Road in the Popular Belgrave Area. This ex Financial Firm is a great location for Offices.

Consisting of the Main Shop Floor/Reception Area on the Ground Floor, with a Large Office Behind and Storage. There is also a Basement below.

On the First Floor, there are a further 3 Offices, a Kitchen and a W.C. The road benefits from heavy footfall and is a prime location for Offices.

Office 2 is a presentation suite: Bespoke made to measure oak veneered lockable storage for files, as well as purpose built screen with supplementary whiteboards and flipchart to facilitate presentations.

### Council Tax Band



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

