

AVAILABLE



Commercial

# CAMBRIDGE STREET LEICESTER LE3 0JQ

## £475 Per Month

### FEATURES

- Commercial Premises
- Brilliant Location
- Electric Shutters
- W.C.
- Just off Narborough Road
- Excellent Condition
- Basement



 **SETHS**

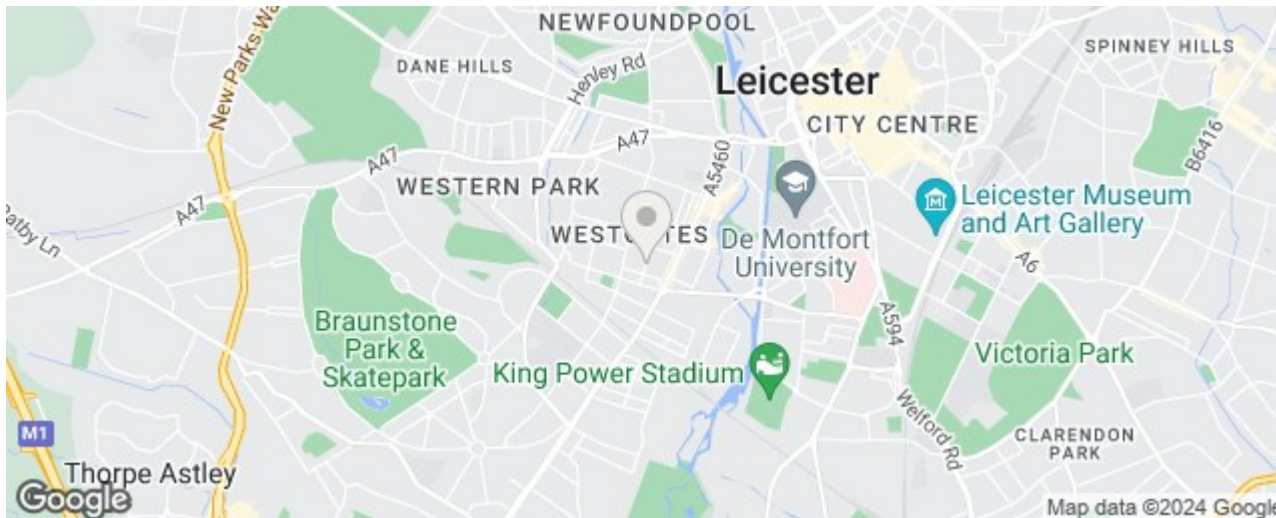
# 0 Bedroom Commercial located in Leicester

Seths are proud to offer this Office Space situated on the ideally located and convenient area on Cambridge Street, just off the popular Narborough Road.

The premises benefits from a New Shop Front with Electric Shutters and is located very close to Narborough Road, Leicester Royal Infirmary and provides Excellent Transport Links to the Motorway

Can be used for General Retail or Storage also.

The unit comprises of a Front Access with One Room for use as an Office. There is also a separate W/C and a Basement below.



Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

Council Tax Band

**Exempt**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(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>		
Not energy efficient - higher running costs		
<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.

