



53A-57 Wellington Street, Leicester, LE1 6HJ

Commercial premises located on Wellington Street

Location

The property is located at the City Centre which is within close proximity to all the amenities and just a short walk from the train station.

Description

The property spans over two floors, the total floor space of the property is approximately 4,400sq ft. There is an option to just rent one floor, as there is two separate entrances to the property.

Rent

£3,333 PCM

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, Leicester, LE1 6HJ

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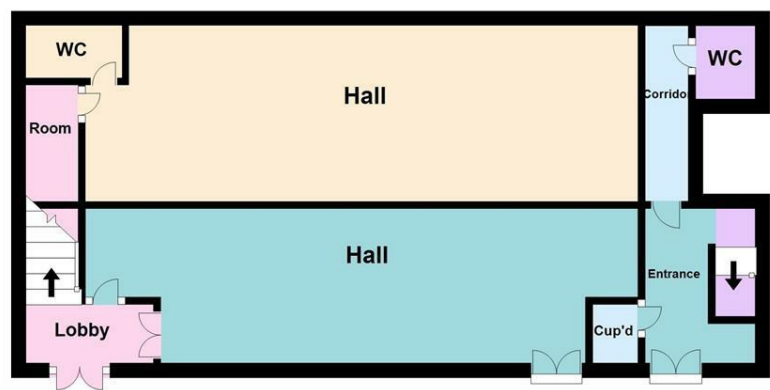


[Directions](#)

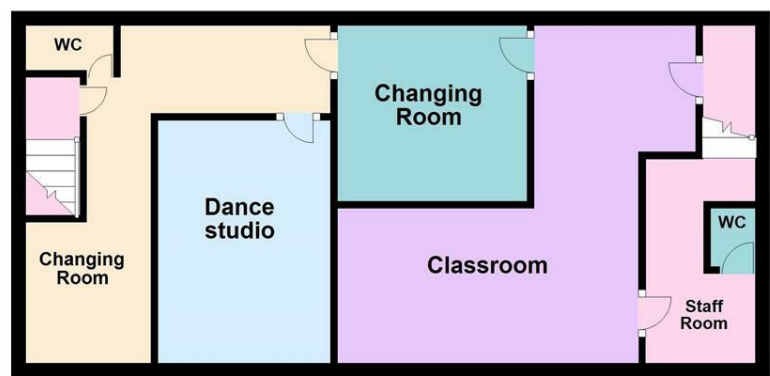


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	