



## 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 total floor space of the property is approximately 2,200sq ft

### Rent

£1,666+VAT Per Month

**£1,666 Per Calendar Month**

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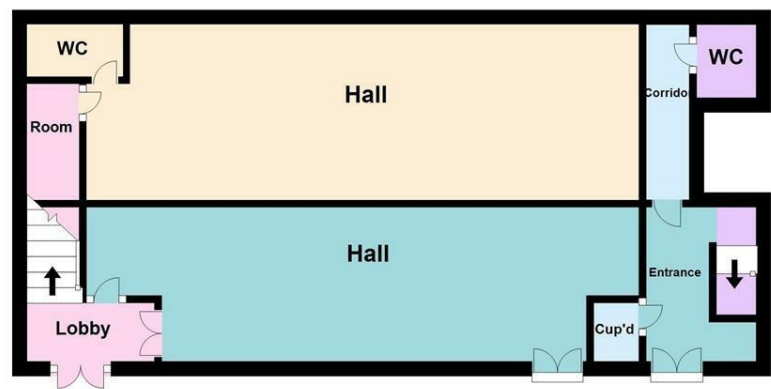


Directions



Floor Plan

Ground 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>Not energy efficient - higher running costs</div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div>			<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div>		