

LET AGREED



Commercial

LOUGHBOROUGH  
ROAD  
LEICESTER  
LE4 5LR

£700 Per Month

FEATURES



 **SETHS**

# Null Bedroom Commercial located in Leicester

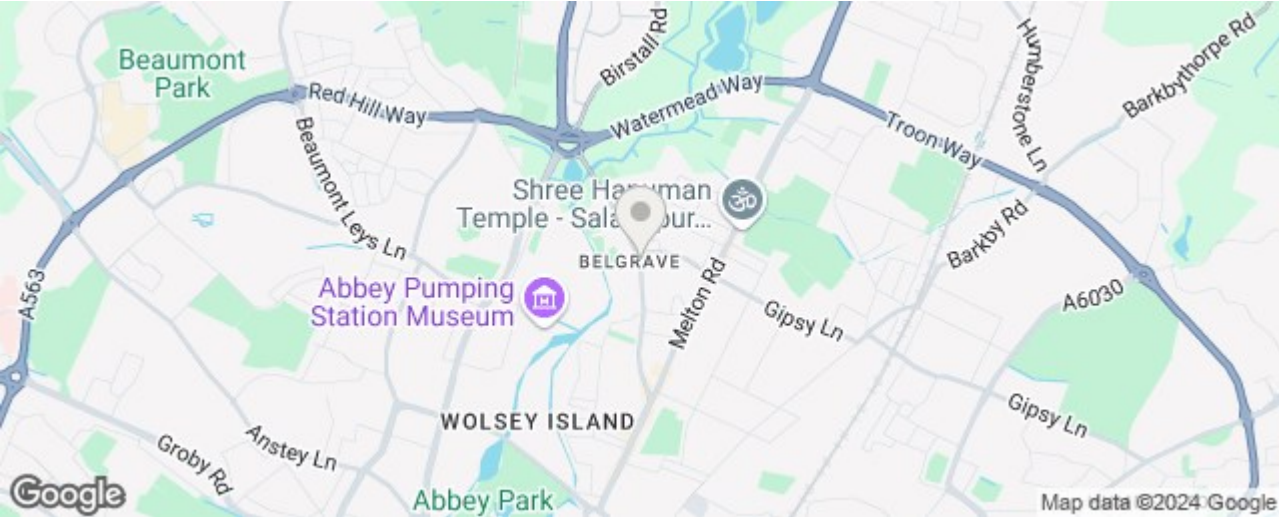
Prominent Ground Floor Office situated on Loughborough Road, Belgrave. The road benefits from heavy footfall and is an ideal location for offices.

Class E. Commercial, Business and Service use (formally known as "A1" use suitable for Offices). The accommodation comprises an Open Office area with a second Office Room to the rear, a Kitchenette and W.C.

Office Area 1 6.28 sq.m. (67.61 sq.ft.)  
 Office Area 2 6.66 sq.m. (71.72 sq.ft.)  
 Kitchenette 1.67 sq.m. (18.02 sq.ft.)  
 W.C.

Total Net Internal Area = 14.61 sq.m. (157.35 sq.ft.)

\*Agency fee of £400.00 + V.A.T (£480.00) payable upon Application for the premises.



Call us on  
**0116 266 9977**

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[www.seths.co.uk](http://www.seths.co.uk)

### 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>		<b>61</b>	<b>61</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.

