



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£9,480 Per annum

SECOND FLOOR, 21 WELLINGTON STREET
LEICESTER | LE1 6HH

- Second Floor Office
- Period Features
- City Centre Location
- Excellent Access to Local Amenities

LOCATION

Wellington Street is ideally located in the heart of Leicester and runs parallel to New Walk. The City Centre is within easy walking distance. Leicester Train Station, with its frequent direct trains to London St Pancras, is located approximately 0.2 miles away from Wellington Street, Highcross Shopping Centre is approximately 0.4 miles away and De Montfort University approximately 0.4 miles away.

DESCRIPTION

Second-floor office situated within a multi-occupancy building comprising an open plan working area which features varnished timber floors, exposed brickwork, original column and roof trusses.

The office benefits from power points and high speed broadband, kitchen and WC facilities.

There is an intercom entry system at the main entrance.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 841 sq ft (78.13 sq m)

SERVICE CHARGE INFORMATION

A service charge is payable in addition to the rent quoted to cover the maintenance and upkeep of the building exterior and communal areas.

Included in the service charge are business rates, heating, electric and water.

Internet is not included within the service charge cost.

Further information is available upon request.

The service charge is £4,680 per annum equating to £390 per calendar month.

BUSINESS RATES

The Property is currently assessed together with another office as a single hereditament the Business Rates are included within the rent quoted.

EPC

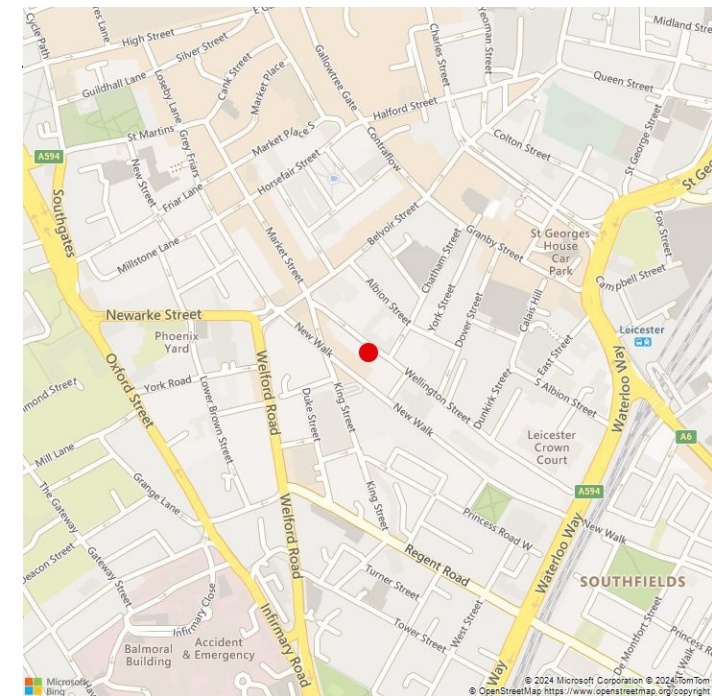
The Property has an EPC of E. A Copy of the certificate is available upon request.

VAT

The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a





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