

## Melton Mowbray 1a Leicester Street Central Offices To Let

Self-contained upper-floor premises sited on the corner of Market Place in the heart of the town, in a recently converted and extended Georgian building.

The office floors are carpeted throughout.

### Accommodation:

Entrance stairwell from Park Lane.

First floor: Reception office, two private offices, kitchenette and wc.

Second floor: Two filing rooms and rough storage.

**Net internal area:** 655 sq.ft. first floor and 150 sq.ft. second floor filing rooms.

**Services:** Mains electricity, water and sewerage. Storage heating. Air conditioning to reception. An Energy Performance Certificate is available at [www.ndepcregister.com](http://www.ndepcregister.com) ref: 0790-0230-4379-0122-6006.

**Rateable Value:** £4000 (2010 list)

**Terms:** The premises are available by way of assignment of an internal repairing lease and agreement expiring 25<sup>th</sup> March 2012 at a fixed annual rent of £7,200 a year.

**Postcode:** LE13 0PP

**Viewing:** Apply to Shouler & Son, 1 Wilton Road, Melton Mowbray (01664) 410166

