



Tel: 0116 271 3600

Wellington Street, Leicester, LE1

To Rent - £1,250 pcm



1,000 sq. ft. (92.90 sq. meters), Office

Office Spaces To Let - Wellington Street, Leicester LE1.

Ground & Third Floor | Approx. 2,000 sq ft Total | Central City Centre Location

A rare opportunity to occupy well-appointed office spaces across the ground and third floors of this prominent building on Wellington Street, located in the heart of Leicester City Centre.

The property offers approximately 2,000 sq ft of flexible office accommodation, split evenly between two floors:

" Ground Floor: Approx. 1,000 sq ft across two spacious office rooms, complete with private W.C. and a kitchenette. Ideal for client-facing operations or collaborative workspaces.

" Third Floor: Approx. 1,000 sq ft, providing an additional open-plan or multi-room setup with its

own W.C. and kitchenette facilities. Perfect for expansion, private offices, or as a self-contained floor for a separate team or function.

Key Features:

- " Approx. 2,000 sq ft total over two floors
- " Ground floor: two office rooms with kitchenette & W.C.
- " Third floor: additional 1,000 sq ft with kitchenette & W.C.
- " Self-contained facilities on each floor
- " Central Leicester location (LE1 6HH)
- " Excellent transport links and amenities nearby

This versatile property is ideal for growing businesses, satellite offices, or those looking to establish a strong presence in Leicester's thriving commercial core.

Prices start at £1250 per floor. Lease terms are negotiable.

Enquire now to arrange a viewing.

Available from 01 August 2025



Contact

A: Oadby Estates

T: 0116 271 3600

E: info@oadbyestates.co.uk

Reference: **OADBY_003858**

IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.