



**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**  
£9,600 Per annum

1311D MELTON ROAD  
LEICESTER | LE7 2EN

- Open plan office
- 686 sq. ft. NIA office space
- First floor office
- SAT NAV: LE7 2EN

## LOCATION

1311D Melton Road occupies a prominent position within the established commercial area of Syston, approximately 5 miles north-east of Leicester city centre. Situated on the main A607 Melton Road, the property benefits from excellent road connectivity to Leicester, Melton Mowbray and the wider East Midlands motorway network via the nearby A46 and A6. The property is conveniently located close to Syston town centre, providing a wide range of amenities, while Syston railway station offers direct services to Leicester, Nottingham and Lincoln.

## DESCRIPTION

The property comprises a first floor open-plan office suite of brickf, providing one large open-plan office area together with a separate office, kitchenette, and WC facilities. The accommodation benefits from air conditioning providing both heating and cooling, perimeter trunking, ample natural light, and fluorescent lighting. Additional facilities include 4 allocated parking spaces, providing a practical and functional working environment.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis and provides a total floor area of 686 sq. ft (63.73 sq. m).

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £6,800. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property has an EPC of B (31). A Copy of the certificate is available upon request.

## TERMS

The unit is available by way of of a new lease with terms to be negotiated.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## LEGAL COSTS

Each party to bear their own legal costs.

## 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 property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



#### SUBJECT TO CONTRACT Disclaimer:

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