








*£20,000 per annum*  
*Mansfield Street, Leicester, LE1*



-  SPACIOUS WORK SHOP
-  OFFICE ROOM
-  W.C
-  KITCHEN AREA
-  CITY CENTRE LOCATION
-  SECURE PARKING
-  TWO CAR PARKING SPACES

Oadby Estates are pleased to present to the commercial market a well maintained premises located on Mansfield Street, Leicester, LE1. The property offers a spacious workshop area, two W.C's and a kitchen along with 2 small rooms and one office room. The property is located in the City Centre and is within walking distance of Leicester bus stations. Benefits from having two car parking spaces. Currently has classification use D1. Ideal for office use, gym, library, education/training centre etc. Viewing highly advised. Contact Oadby Estates on 0116 271 3600 for more information or to arrange a viewing.



**LOCATION**

The property is located on Mansfield Street, Leicester, LE1.

**ACCOMODATION**

The accommodation consists of spacious workshop area, two W.C's and a kitchen along with 2 small rooms and one office room.

**SERVICES**

We are advised that all main services are connected but they have not been tested by the agents.

**ENERGY PERFORMANCE CERTIFICATE**

EPC's are available on request to all interested parties.

**POTENTIAL USE**

Currently has classification use D1. Ideal for office use, gym, library, education/training centre etc.

**PARKING**

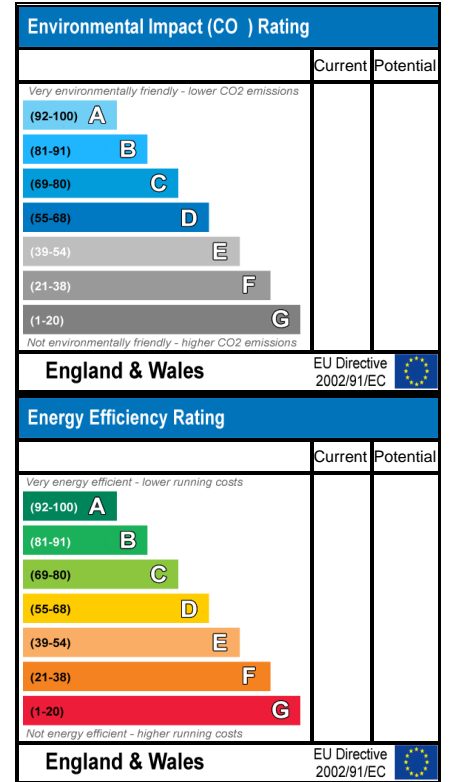
The property has secure gated car park with two car parking spaces.

**VIEWING**

Viewing Arrangements are made through the agents:

OADBY ESTATES  
5 Stoughton Road  
Oadby  
Leicester  
LE2 4DS

Tel: 0116 271 36 00



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.