

EME House | 920-922 Melton Road | Leicester | LE4 8GR

Modern and affordable first floor offices with on-site parking

147.9m²
(1,592ft²)

- First floor office with open plan layout
- Internal kitchenette with bathrooms on the landing
- Modern LED lighting and EPC B Rating
- Board room and separate office
- Floor to ceiling windows
- 9 car parking spaces (1:177 ratio)
- Elevate access and DDA Compliant



TO LET



Location



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Location



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Location

EME House occupies a prominent position on Melton Road (A607), one of the principal arterial routes to the north of Leicester, providing direct access to the city centre approximately 3 miles to the south and excellent connectivity to the wider regional road network, including the A46 and M1.

The property sits within an established commercial and suburban setting, benefitting from a wide range of nearby amenities including cafés, convenience retail, supermarkets and local services along Melton Road and within the surrounding Belgrave area.

For office occupiers, the location offers strong public transport links with regular bus services into the city centre and Leicester Railway Station, as well as good access to staff catchment areas. The combination of accessibility, local amenity provision and proximity to the city centre makes this a highly practical and well-connected office location suited to a range of business occupiers.

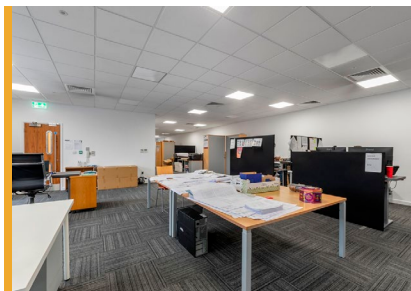


Floor Area

From measurements taken on site the office comprises:

147.9m² (1,592ft²)

(This information is given for guidance purposes only)





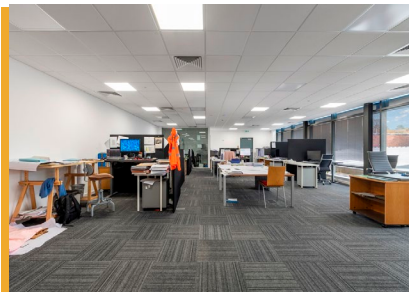
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Description

The property comprises a multi-storey office building with ample on-site parking, with the first floor suite benefitting from 9 designated spaces (1:177 Ratio). Access is provided via a well-presented main reception lobby with lift access, ensuring full DDA compliance. The suite is currently configured to provide predominantly open plan accommodation, complemented by a boardroom and separate meeting room.

The layout is flexible and can be reconfigured to suit an occupier's requirements, with potential for fitted options available. The accommodation also benefits from a dedicated kitchen facility, with WC's located off the common areas.

Rent

The office is available by way of a new lease and we are quoting a rent of:

£29,452 per annum
(£18.50 per sq ft)

VAT

VAT will be applicable to the rent due at the standard rate.

EPC

The property's current EPC Rating is B(37).





Location

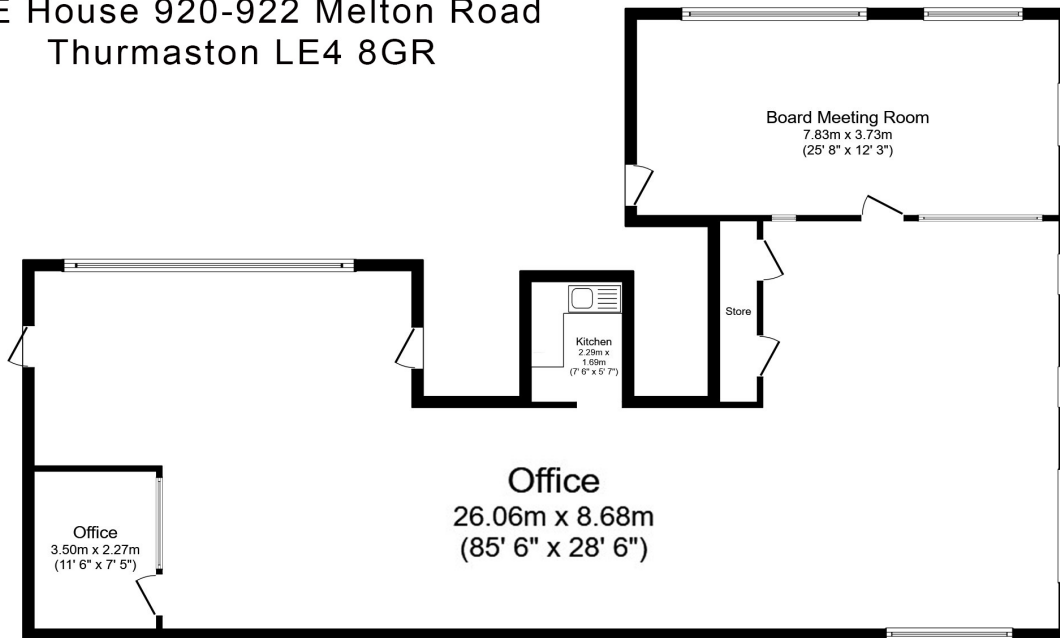


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EME House 920-922 Melton Road Thurmaston LE4 8GR



First Floor

Floor area 154.4 sq.m. (1,661 sq.ft.)

Approximate Gross Internal Area 154.4 sq.m (1,661 sq.ft)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



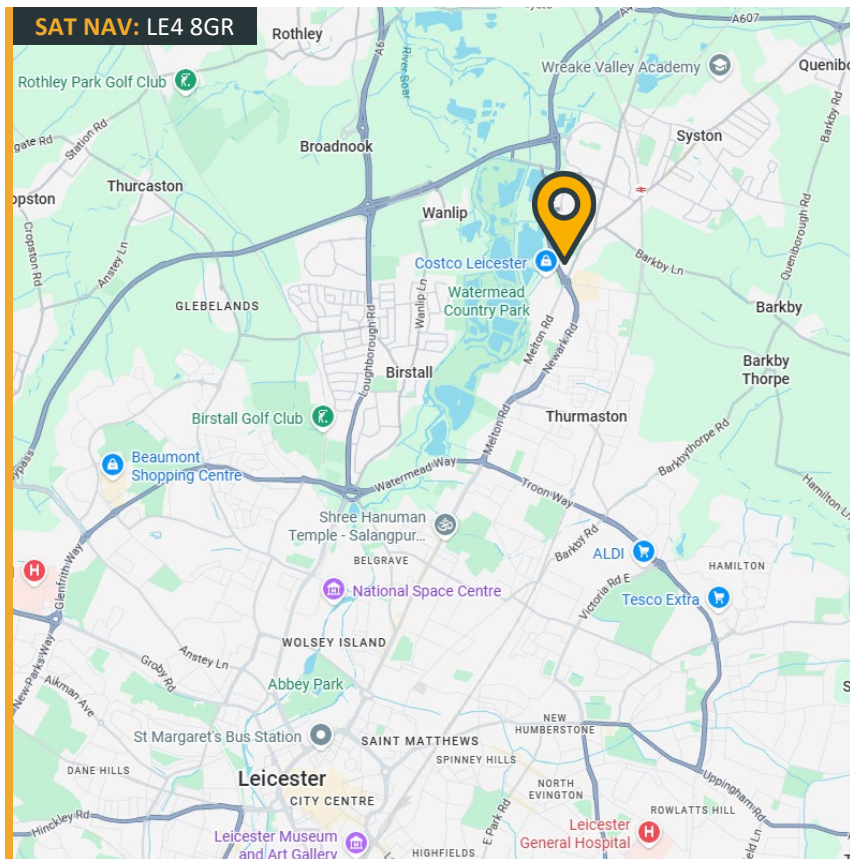
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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

08/05/26

Service Charge

The service charge for the first floor currently runs at £7,891.22 for the 2025/2026 budget.

Business Rates

From enquires of the VOA we understand the following:

Rateable Value for 1 April 2026: £25,500

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Charnwood Borough Council)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Or contact our joint agent:

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