

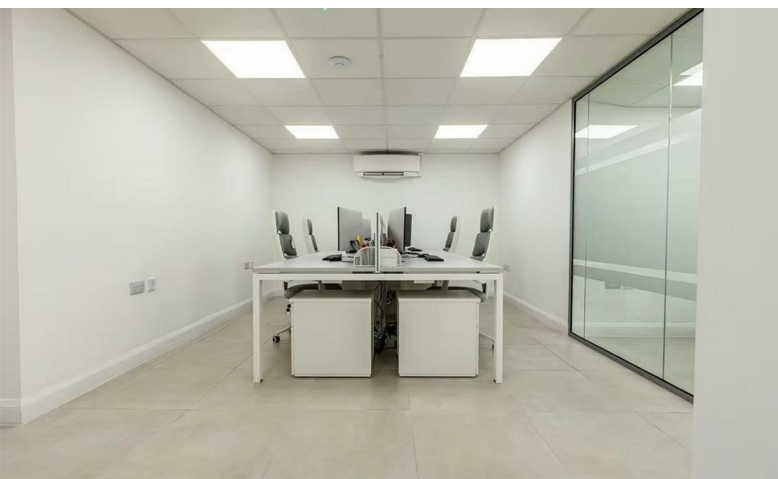


READINGS

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- High Quality Accommodation
- Allocated Car Parking
- Situated within a busy location
- Excellent Transport Links



£18,000 Per Annum + VAT

Ophelia House, 41E The Parade, Oadby, Leicester, LE2 5BB

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AVAILABLE 1st APRIL 2026.

Readings Property Group are pleased to bring to market a medical clinic fitted to a high standard and in excellent condition. Ophelia House is accessed from the public car park to the rear of 41 The Parade & Lynn House. Car parking is included to the front of the main entrance of the clinic.

Location & Description

The property known as Ophelia House is located to the rear of 41 The Parade & Lynn House, which fronts on to The Parade, Oadby, a popular shopping precinct with national occupiers nearby such as Greggs, Costa Coffee, Marks & Spencer, Holland & Barrett & Boots. Leicester city centre is approximately 3 miles south.

The property is a single storey office/medical unit attached to the rear of 41 The Parade and provides a high level fit out, with aluminium framed entrance door to the main reception, modern suspended ceiling, tiled flooring throughout and Air Conditioning.

Terms & Rental

£18,000 per annum plus VAT

A new full Repair and Insuring Lease to be granted for a term of years to be agreed. A 3 month rent deposit will be required.

Accommodation

The property consists of a main reception, an open plan office with glass partitioned meeting room and three consultation rooms. Disabled WC facilities are also provided.

The property has a net internal area of:
Approx. 132 sqm (1,420 sqft)

Rating

Rateable value: £13,750 (As of 1st April 2026)
Rates payable 2026/27: TBC

Prospective tenants are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

TBC

Planning

Taking in to consideration the previous user, we believe the current planning use would fall under

Class E

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

VAT

VAT is payable.

Services

Mains Water, & Electric are available

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Application & Referencing

All applications will be subject to the relevant checks.

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar & Ashley Sutton). (0116) 2227575

Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.