



## Units To Let.

Old Dalby Enterprise Village, Old Dalby, Melton Mowbray, LE14 3NQ

**Industrial Unit and Mezzanine**  
**Offices, £19,500 + VAT Per annum**

**1,517 sq ft**  
(140.93 sq m)

- 4 Units available to Let
- Industrial to the Ground Floor and Office to Mezzanine
- Upper Enterprise Road, Crown Business Park, Old Dalby
- High specification fit out with views
- Fully fitted kitchenette and WC
- Available immediately

# Units To Let., Old Dalby Enterprise Village, Old Dalby, Melton Mowbray, LE14 3NQ

## Summary

<b>Available Size</b>	1,517 sq ft
<b>Rent</b>	£19,500 per annum
<b>Business Rates</b>	Rates to be assessed
<b>Service Charge</b>	Upon Enquiry
<b>Car Parking</b>	2 spaces to the front + on street car parking
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

Currently Under Construction, these industrial units have countryside views and are being developed to a high specification with each unit benefiting from:

- Steel portal frame construction
- 10% roof lights
- Internal clearance to eaves of 7m
- Roller shutter door access
- Solid concrete floor
- 3-phase power
- Fully-fitted first floor offices with kitchenet

## Location

These new build Industrial Units are located on the popular Crown Business Park in Old Dalby, well positioned just off the A606, and close to the A46, given direct access to the M1 and M69/M6 Motorways.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 4 Individual units to let	1,517	140.93	Available
<b>Total</b>	<b>1,517</b>	<b>140.93</b>	

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

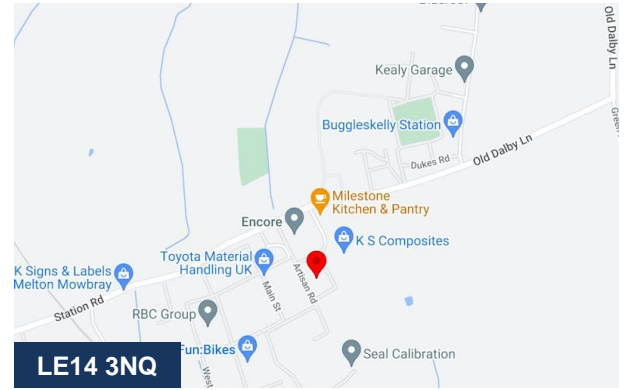
Offered for let on new 5 year fully repairing and insuring leases. A 3 month deposit and references or a Personal Guarantor will be required. The tenant will be responsible for a share of the Buildings Insurance which is arranged by the Landlord

## Accommodation

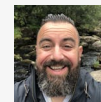
5 Units each measuring 1,517 Sq ft each - unit 5 is let agreed. Units 1-4 remain fully available.

## Services

All mains' services are connected to the properties to include mains drainage, gas and electric. These services have not been tested by the agent.



## Viewing & Further Information



**Ben Freckingham**

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