



HOWKINS &
HARRISON

**Unit 2 , MAE Trading Ltd, Cockshut Lane,
Melbourne, Derby, Derbyshire, DE73 8DG**

£22,500 per annum

- 350 sq m / 3,767 sq ft unit
- Mid terraced industrial unit
- Available immediately
- Excellent location
- Ample parking

Please contact Lily Taylor on

01530 877977 option 3

lily.taylor@howkinsandharrison.co.uk

New unit available to let on the outskirts of Melbourne. Excellent location with ample parking. Steel portal frame mid terrace unit of approximately 350 sq m / 3,767 sq ft.

Description

The property is located conveniently on the outskirts of Melbourne, in Derbyshire, with excellent transport links to the A50 (3.5 miles) and A42/M42 (5.8 miles).

Other major towns and cities in the area include Burton on Trent (14 miles), Derby (12 miles), Nottingham (21.5 miles), Leicester (24 miles) and Ashby de la Zouch (7 miles).

It is a steel portal frame unit with concrete floors, metal profile clad sides with profile pitched clad roofs with sky lights.

The unit benefits from an electric roller shutter door and toilet facilities.

Price

Unit 2 - £22,500 per annum

Tenure

Available on a new flexible term lease, terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

Utilities

The property benefits from mains electricity and the tenant is responsible for the payment from the date of occupation. Water is also available to the unit.

Service Charge

TBC

Business Rates

The property is not yet rated for Business Rates. Should Business Rates become payable the tenant will be responsible from the initial date of occupation.

EPC

Not Applicable.

Deposit

A deposit will be required to be held for the duration of the term, equivalent to one quarters rent.

Planning

We understand that the property has planning permission for B8 use for Storage and Distribution.

Viewings

Strictly by appointment with Howkins and Harrison LLP. Please contact Lily Taylor at the Ashby de la Zouch branch Tel: 01530877977 (option 3).

Howkins & Harrison

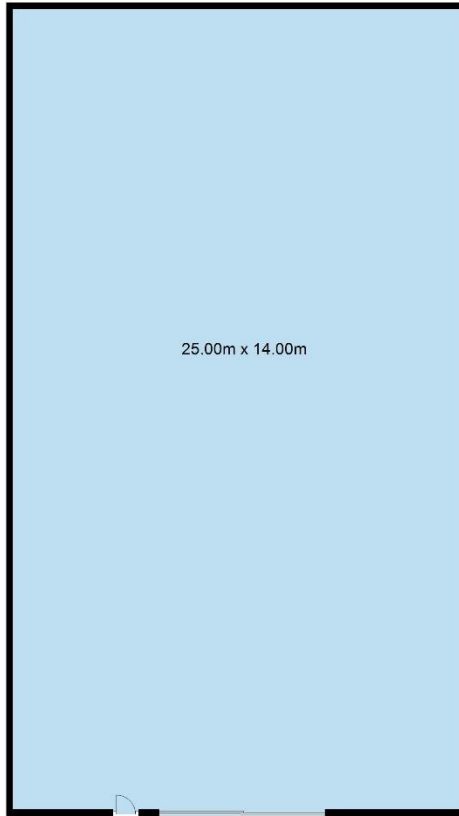
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Ground Floor
Approx. 350.0 sq. metres



25.00m x 14.00m

Total area: approx. 350.0 sq. metres

