



**MELTON MOWBRAY**  
9 PATE ROAD  
LE13 0RG

To Let £11,000 per annum  
**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## ACCOMMODATION

Warehouse with offices located on a popular Industrial Estate in Melton Mowbray. 1500sq ft of well maintained storage , Office and Light Commercial space over two floors. Fantastic mezzanine space , separate reception, , leading to waiting room , next to office space, kitchenette and W/C. Large warehouse storage facility with a high sided roller shutter door. Ideal for new Business setup , or expanding established business.

Pate Road offers a rare Business Community vibe and the majority of business are long term owners or tenants.

### Ground Floor:

- Reception
- Functioning Office with Cat5 and sockets
- Kitchen with sink, eyelevel storage and fridge space
- W.C / Cloakroom
- Rear Office/ Storage leading to fire escape



### Warehouse: 28ft/ 11ft

Fantastic spacious light industrial space for all types of fabrication use, motor trade, storage.

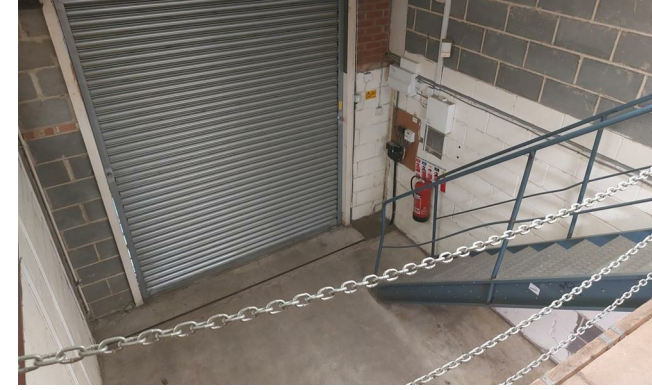


### Exterior:

The property has a concrete standing, 2 parking spaces for vehicles in front of roller shutter doors. The property also has space at the rear which has the potential for seating/break out area .

### 1st Floor Mezzanine:

20ft /20ft with fluorescent strip lighting. heavy duty full load bearing storage floor with security rails .





## Information

**Viewings:** Strictly by appointment with Shouler & Son  
Kings Road , Melton  
Mowbray, Leicestershire

Tel: 01664560181

**Tenancy:** Minimum 3 year  
internal repairing and  
insuring Lease

**Services:** Mains Electricity,  
Gas and drainage

**Business rates:** Tenants to  
check prior to signing  
agreements.

**EPC: Energy Performance  
Certs** rating of "E"

<https://find-energy-certificate.service.gov.uk/energy-certificate/0798-2053-7930-7000-5803>

-Warehouse with Office/Reception and storage space

Approx 1500sq ft

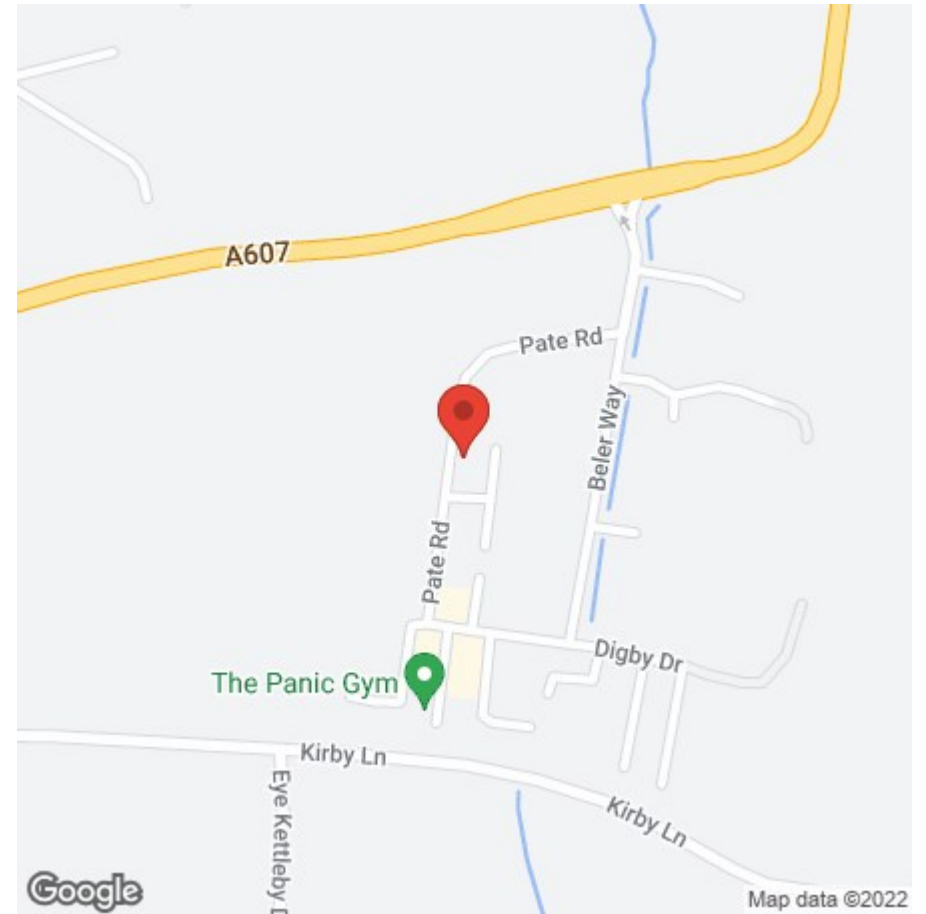
-Two further Offices /Storage areas

-Large Mezzanine/ Storage/ more Office space

-Kitchen and W.C./Cloakroom

-Roller shutter doors

-Racking and shelving available



County Chamber, Kings Road, Melton Mowbray ,  
Leicestershire  
LE131QF

Tel: 01664 560181

www.shoulers.co.uk  
e.danby@shoulers.co.uk  
h.baines@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Current	Potential
100-91 A	
90-81 B	
80-69 C	
68-55 D	
54-48 E	
47-35 F	
34-17 G	

Not energy efficient - higher rating recommended

England & Wales EU Directive 2002/91/EC