



MELTON MOWBRAY

UNIT 2, WHITE LODGE FARM, AB KETTLEBY, LE14 3JB

TO LET:
£24,000 pa

A Warehouse and Workshop premises under refurbishment of approximately 3,200 sq ft having a useful front showroom/workroom area with office and large rear warehouse benefiting from side roller shutter loading. Conveniently located on the A606 at the end of a pleasant approach road with good forecourt parking.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

ACCOMMODATION

The property comprises an uninsulated steel portal frame warehouse building at the rear with lower block walls and steel-clad upper parts over a concrete floor with a sizable **brick and blockwork** workshop and office area to the front ideal for showroom use and mezzanine storage over part. The property has been occupied most recently by a ground care services company.

Gross Internal Area: 3,200 sq ft (80ft x 40ft approx.)

Main Rear Warehouse: 2,309 sq ft (59' 05" x 38' 10" approx.) Loading is provided to the side of the warehouse over a concrete apron via a manual roller shutter 16' (W) x 10' (H)

Eaves Height: 11ft

Including **Mess room:** 101 sq ft, lobby with steps to side exit to electric Roller shutter door and **Store 1:** with W.C. (to be reinstated).

Front Offices/Showroom: 502 sq ft (26' 05" x 18') being partly insulated having uPVC double glazed window to front with security grills and fitted with air conditioning unit.

Front Office: 223 sq ft (18' 10" x 11' 09")

Outside: A forecourt provides parking for approximately 6 vehicles.

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, Kings Road, County Chambers, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 560181

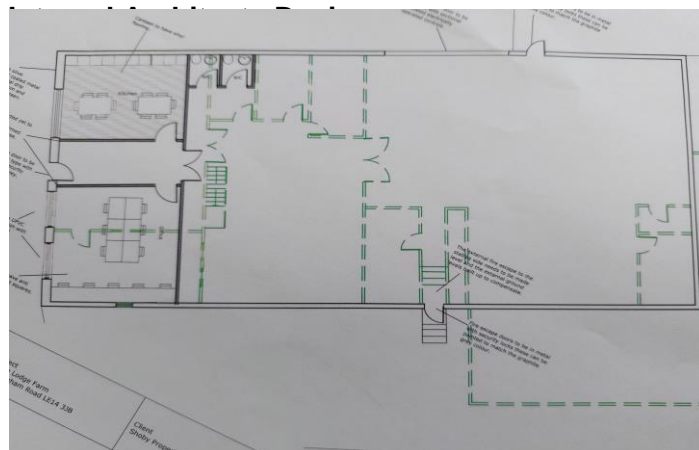
TERMS: A new lease is offered for a term of 3 years on a tenant's internal repairing basis.

VAT: VAT is payable on the rent.

SERVICES: Mains electricity (sub-metered), water and drainage are connected. The premises have the benefit of some 3 phase distribution and fluorescent lighting. The service installations have not been tested by the agents. Prospective purchasers should make their own enquiries.

RATEABLE VALUE: Prospective tenants to check with Melton Council

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 9326-3009-0850-0491-7205 The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>



County Chamber, Kings Road, Melton Mowbray
LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk

commercial@shoulers.co.uk