



UNIT 7 WELBY ROAD

WELBY GRANGE, MELTON MOWBRAY, LE14 3JL

£12,500 PER ANNUM

TO-LET. Available August 2023

Storage Unit - Melton Mowbray - 1800 sq.ft

Situated on a rural estate around 1 mile from Melton Mowbray having direct access to A606 Melton Road and the A1 Great North Road at Grantham, Nottingham and Leicestershire. Excellent access is provided over a tarmac estate road .



- Mains electricity(3 Phase)
- Water and drainage.
- Parking spaces and Welfare Unit (W.C's and Kitchen/mess room) for all Unit occupiers.
- Minimal Service charge to be paid yearly.

SPECIFICATION

Workshop/Warehouse/Storage premises of steel portal frames, electric roller doors, phase 3 electrics and LED lighting approximately **1800sqft** in a modern portal frame industrial building, situated on a rural estate around 1 mile from Melton Mowbray having direct access to A606 Melton Road and the A1 Great North Road at Grantham, Nottingham and Leicestershire. Excellent access is provided over a tarmac estate road

A very flexible space to be used for light Industrial workshops or storage and distribution

GENERAL INFORMATION

VIEWING:

Strictly by appointment with Edward Danby (Commercial Consultant) Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TERM:

Min 3 YEAR / tenants Internal repairing and Insuring lease

SERVICES:

Mains electricity(3 Phase), water and drainage. Parking spaces and Welfare Unit (W.C's and Kitchen/mess room) for all Unit occupiers. Minimal Service charge to be paid yearly.

VAT:

VAT is payable on the Rent

County Chambers, Kings Road
Melton Mowbray
Leicestershire

Tel: 01664 560181

www.shoulers.co.uk

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Contact Ed Danby - Commercial Consultant for more details.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	