



SCALFORD ROAD, EASTWELL

MELTON MOWBRAY, LE14 4EF

TO-LET £26,000 per annum

95% through construction on a rural site, with fantastic access to and from the highway.
Only Roller Shutter doors and LED Lighting to be fitted.



Eastwell is a small village located near Melton Mowbray in Leicestershire, England. Melton Mowbray is a market town known for its rich history in Food and Farming. . Eastwell is a rural village and is situated about five miles northeast of Melton Mowbray. The village is surrounded by picturesque countryside and offers a peaceful and rural lifestyle.

Situated 5 Miles from Melton Mowbray the Unit sits on the Salford Road , close to Crossroads farm which has favourable links to the A606 Nottingham the A607 - Grantham /Leicester and the A52 Grantham/ Nottingham and the A1.

4000sq.ft of Steel Portal frame, which will include Roller shutter Doors, LED lighting, W/C and Kitchenette, on request.

Showers and W,C's onsite

Suitable for many uses including Storage, Small Industrial, Distribution.

B8/ B2/B1

The Town and Country Planning (Use Classes) Order 1987 (England)

For access they will have electric roller shutter door to the front of the building (to be fitted) and working access from a concrete forecourt.





TENURE: Minimum of 3 years and no maximum term on a Fully Repairing and Insuring lease agreement.

SERVICES: Mains electricity, water and drainage.

BUSINESS RATES: Yet to be assessed. Lessee liable for annual rates.

VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF.

Tel:01664560181- Shouler & Son

Tel:01664786379 - Shouler Commercial

Mob:07498749773 - Shouler Commercial

Contact: Edward J Danby

County Chambers, Kings Road
Melton Mowbray, Leicestershire
LE13 1QF

www.shoulers.co.uk

Tel: 01664 560181

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

