



**UNIT 12**  
**WALTHAM ON THE WOLDS**

MELTON MOWBRAY, LE14 4AJ

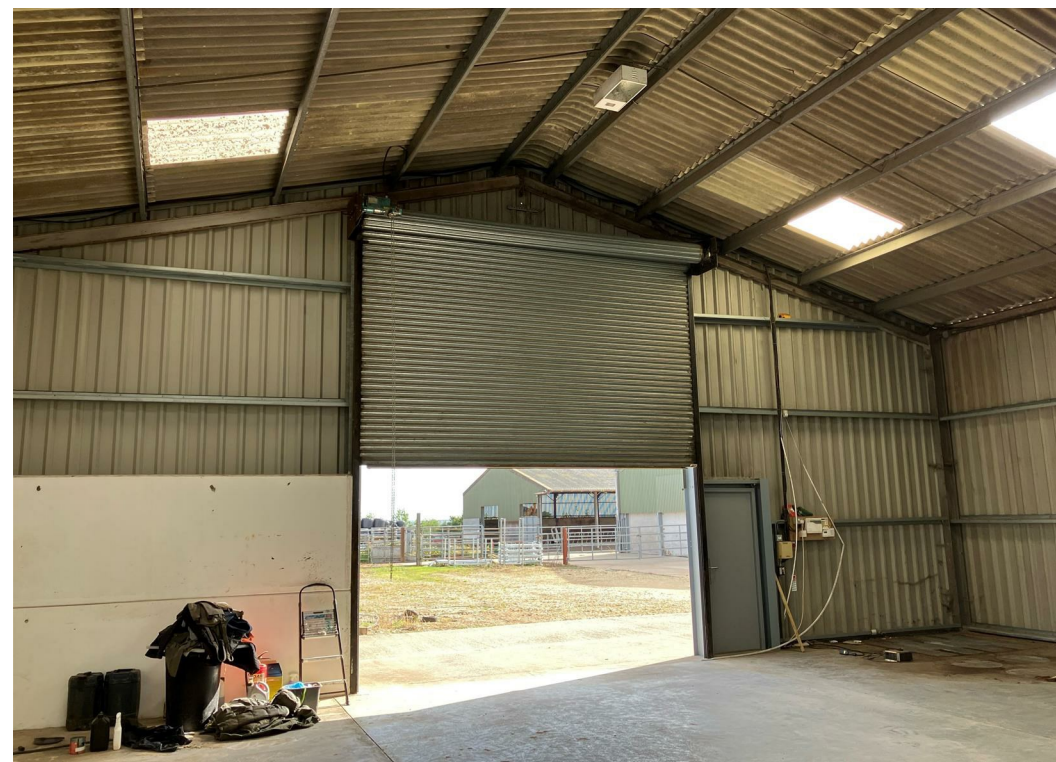
**£11,000 per annum**

# Storage and Distribution Unit/Warehouse

Approximately 1709 sq. ft. in a modern portal frame industrial building, with goods doors at one end, situated on a rural estate around 5 miles from Melton Mowbray having direct access to A607 Melton Road and the A1 Great North Road at Grantham. Excellent access is provided over a new tarmac estate road due to be fitted with electric security gates and a key fob entry system.



The warehouse will have 15' 10" high roller shutter doors and personnel doors at each end, with power coated floor, block lower walls and upper cladding. There is modern electric LED lighting as well as a good provision of natural light through multiple roof lights. . Separately metered electricity. Outside there is a concrete apron and a common mill waste parking yard.



**VIEWING:**

Strictly through Shouler & Son, County Chamber, Kings Road, Melton Mowbray

**Tel: 01664560181**

**Email: [e.danby@shouler.co.uk](mailto:e.danby@shouler.co.uk)**

**TERMS:**

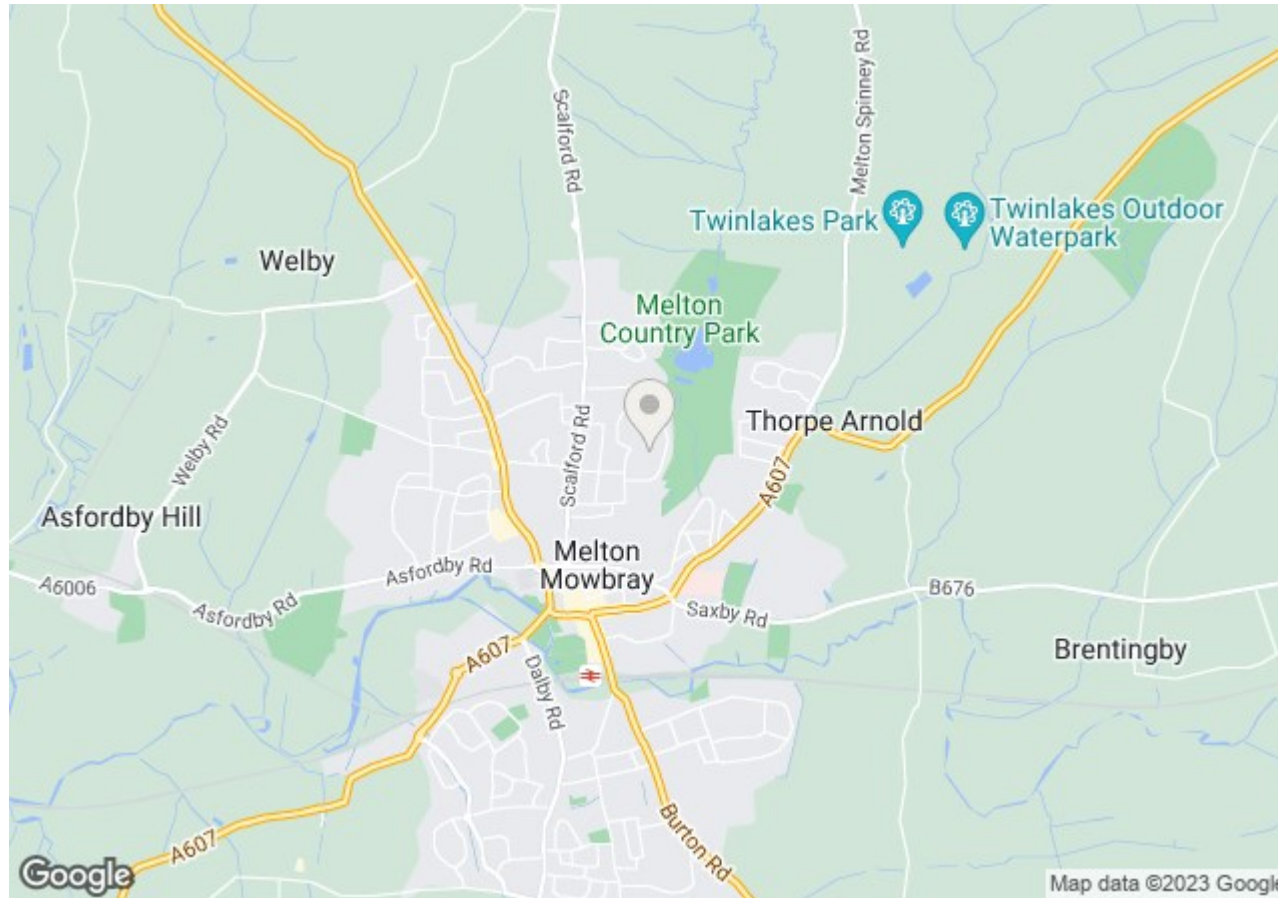
A new internal repairing agreement is offered for a term of 3 years or more.

**VAT:**

VAT is currently payable in addition to the quoted rent.

**SERVICES:**

Mains 3 phase electricity (submeter) and water are connected with some single phase power distribution.



, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk)

Tel: 01664 560181

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

Energy Efficiency Rating		Current	Potential
102-110	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		

Not energy efficient - higher rating recommended

England & Wales EU Directive 2002/91/EC