



## UNITS MIDDLE TIER

ENTERPRISE VILLAGE , OLD DALBY, MELTON

MOWBRAY LE14 3NQ

0 null 0 null 0 null 0

£19,500

New build units, and built to a very high spec within the Old Dalby Enterprise Village, part of Crown Business Park Leicestershire.

Units sit high overlooking the Business Estate and has views over the Nottinghamshire and Lincolnshire countryside. Situated at the far end of the Business park, the unit is in a very private setting with very little passing traffic , and benefits from having + parking spaces.



# Industrial Unit

## ACCOMMODATION

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## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** . xxx year lease from xxxx.  
Current service charge is £xxxx per calendar month.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:**

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## LOCATION



, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	