



**UNIT 2 MIDDLE ENTERPRISE WAY**

**FOR SALE**

OLD DALBY, LEICESTERSHIRE, LE14 3DA

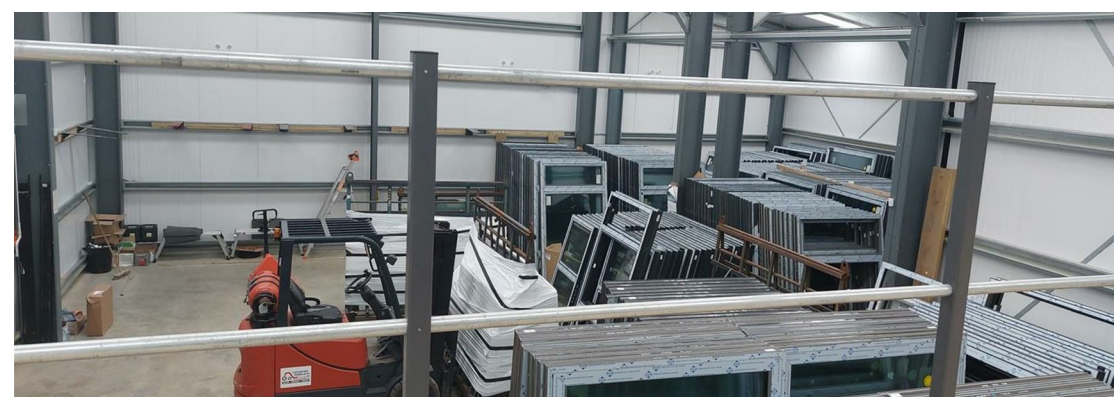
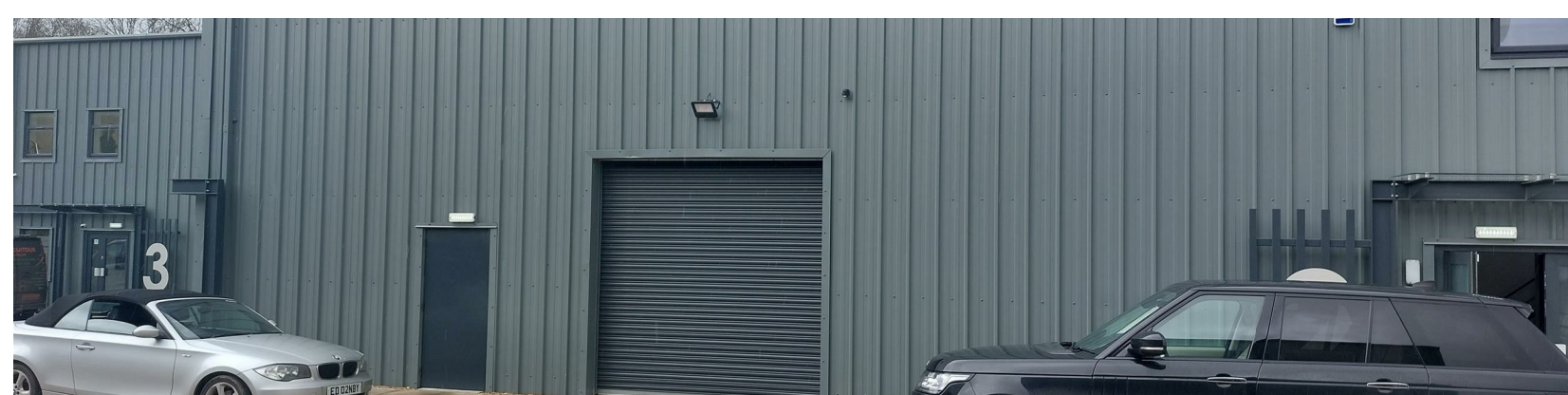
**Guide price £425,000**

# Investment property, or looking to expand your Business.?

A newly built Unit of **2700 sq.ft** with 5 (possibly more) parking spaces, and built to a very high spec within the Old Dalby Enterprise Village, part of Crown Business Park Leicestershire.

Unit 2 sits high overlooking the Business Estate and has views over the Nottinghamshire and Lincolnshire countryside. Situated at the far end of the Business park on the Middle Tier, Unit 2 is in a very private location.

Rare opportunity to acquire a New self contained Business Unit, with great links to major trunk roads.





- Toilets and washrooms
- Electric Roller shutter doors
- Led Lighting Concrete painted floors
- 3 Phase Power Uninterrupted views of the Countryside
- Mezzanine Office space
- Downstairs office space
- Break out area/Kitchen
- Outside recreational area
- Private location



VIEWING: Strictly by appointment with Shouler & Son

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

Tel:- (01664) 560181. Ask for Commercial Sales and Lettings Email: [e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk) Mob: 07498749773 Direct: 01664786379

**DIRECTIONS:** Situated just off just off the A606, and close to the A46, given direct access to the M1 and M69/M6 Motorways. A new build industrial development within the existing Old Dalby Trading Estate fronting Old Dalby Lane to the east of Old Dalby Village.

The location is superbly positioned approximately 3 miles to the east of the A46 Leicester/Newark link road.

Trunk road links allow access to the M1 motorway within 15 miles. The property is 13 miles south of Nottingham and n North of Leicester and 8 miles from Melton Mowbray



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Leicestershire  
LE13 1QF

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
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**Tel: 01664 560181**

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

