

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



UNIT 2 MIDDLE ENTERPRISE WAY

OLD DALBY, LEICESTERSHIRE, LE14 3DA

APPROX 2700 SQ.FT

TO-LET £25,000 Per Annum

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 arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel:- (01664) 560181

TERMS: A new tenancy is offered on a tenant's internal repairing and insuring basis for a term of years to be agreed.

VAT: We understand that VAT is currently payable on the rent.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents so prospective tenants should make their own enquiries as to the suitability for their intended use.

RATEABLE VALUE: Assessment not found. Enquire to Melton Council for further information on small business rate relief eligibility.

EPC: An Energy Performance Certificate has been ordered



, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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Tel: 01664 560181

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

Energy Efficiency Rating	
Current	Potential
100-90+ A	
85-90 B	
80-85 C	
75-80 D	
70-75 E	
65-70 F	
60-65 G	

Not energy efficient - higher rating costs
Not energy efficient - higher rating costs

England & Wales EU Directive 2002/91/EC