



## UNIT 2 WOODHILL INDUSTRIES

OLD DALBY, MELTON MOWBRAY LE14 3LX

**TO-LET £17,000 PER ANNUM**

# £17,000 per annum - 2,000 sq.ft

A newly constructed modern insulated industrial premises of 2,000 sq ft on an exclusive development of business units. Situated outside of the village of Old Dalby lying midway between Leicester, Nottingham, Loughborough and Melton Mowbray with good road links to A46 Fosse Way offering easy access to M1 & A1.



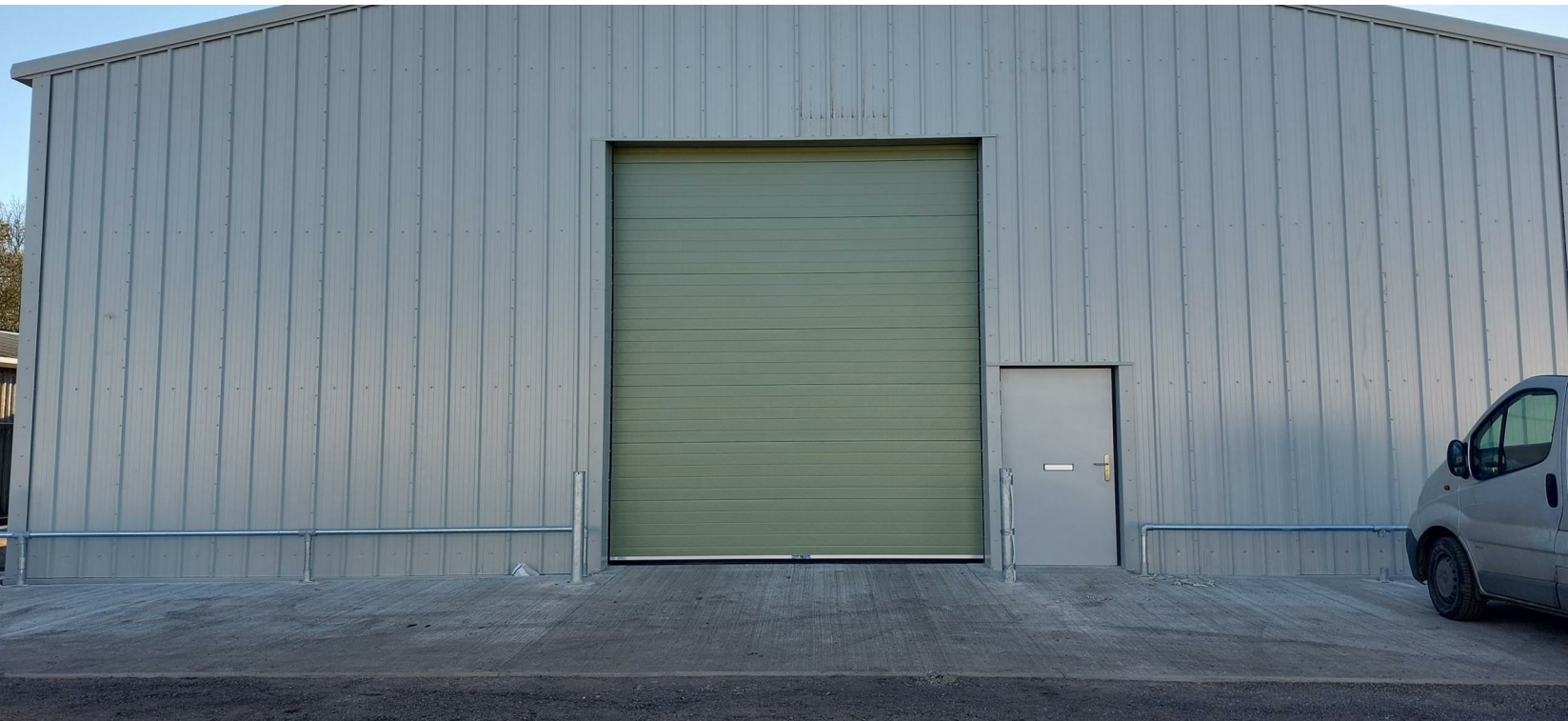
A newly constructed modern industrial premises situated on an exclusive development of business units approximately 0.5 miles from Old Dalby village centre.

The property comprises of a fully insulated steel construction frame, boarded, and painted, benefiting from a three-phase electricity supply and electric roller door access from a concrete block yard. The warehouse space has a power floated concrete floor and LED lighting.

Offices and Kitchenette are currently being built. The Unit will also include internal W. C's.

**Eaves of 4.5 meters**

The Estate is actively managed by the resident landlord and benefits from an Asphalt estate road from Nottingham Lane with CCTV, automatic number plate recognition (ANPR) and an electric security gate with keypad entry.



## Parking

Adequate parking will be made available to the front and rear of the building or allocated at the landlord's discretion elsewhere on site.

## Security

The Estate is actively managed by the resident landlord and benefits from an Asphalt estate road from Nottingham Lane with CCTV, automatic number plate recognition (ANPR) and an electric security gate with keypad entry.

## Communication

We understand that fibre broadband is available on site and can be connected to if required, at the tenant's cost.

## ANNUAL RENT: £17,000 per annum

### VIEWING

Viewing : Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF.

Tel:- (01664) 560181

### TERM

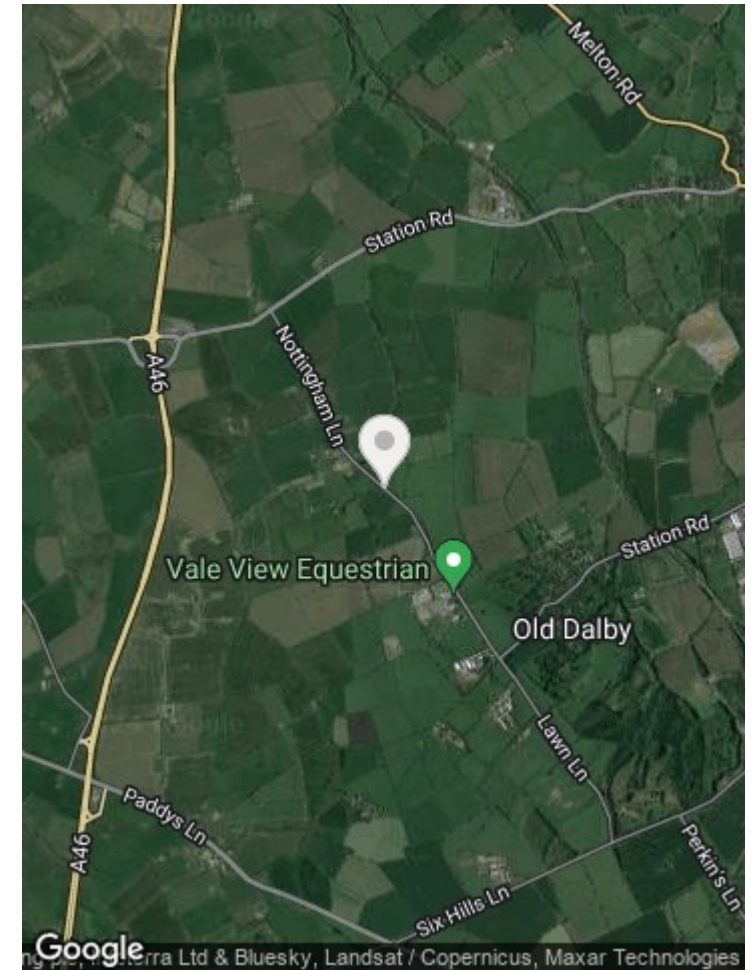
The whole property is available to rent by way of a new tenant's full repairing and insuring lease for a minimum term of 3 years. One Quarters Rent in advance and paid by Direct Debit quarterly.

### VAT

VAT is NOT payable on the rent.

### BUSINESS RATES

TBC - Small business rate relief may apply. All interested parties should make their own enquiries to the local authority.



, 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
102-104	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		

Not energy efficient - higher rating costs  
England & Wales EU Directive 2002/91/EC