Shouler & Son

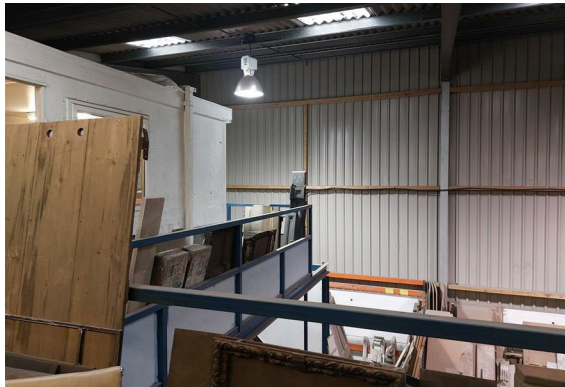Land & Estate Agents, Valuers & Auctioneers

UNIT 1 FAIRFIELD, MELTON ROAD

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14 4AJ

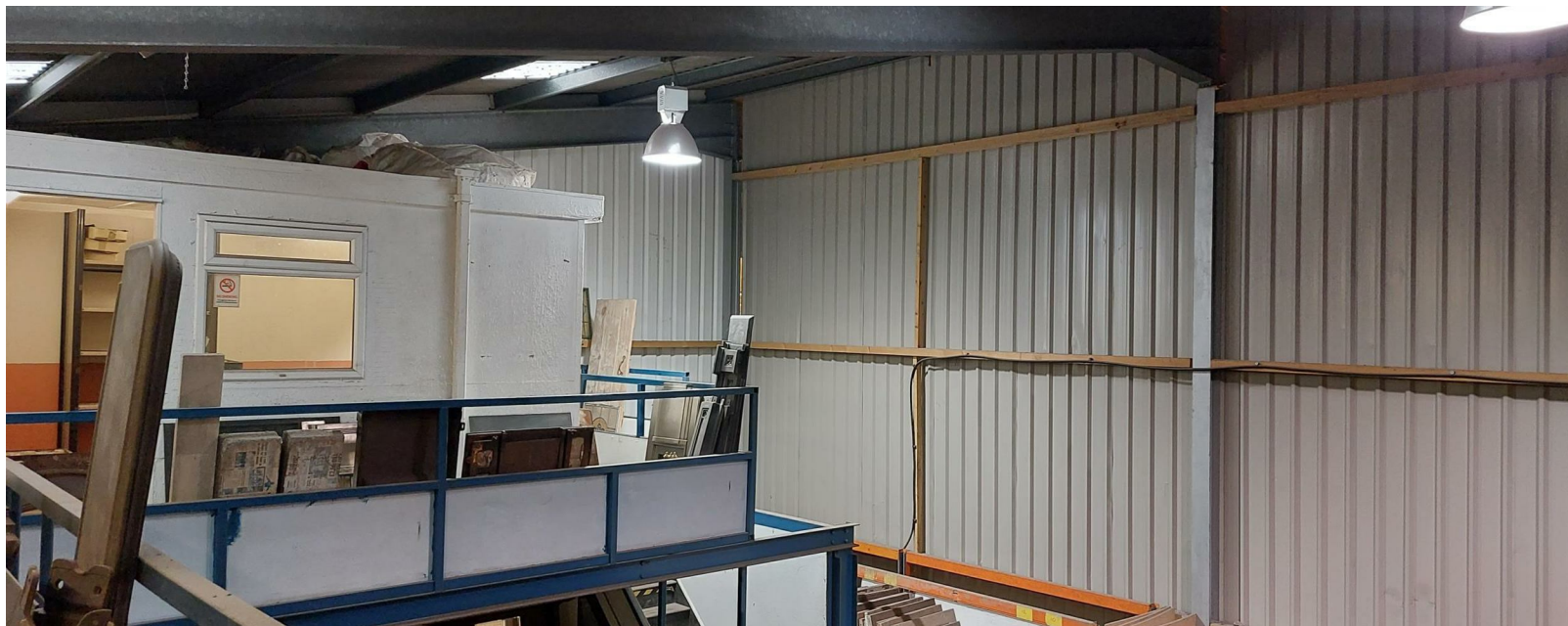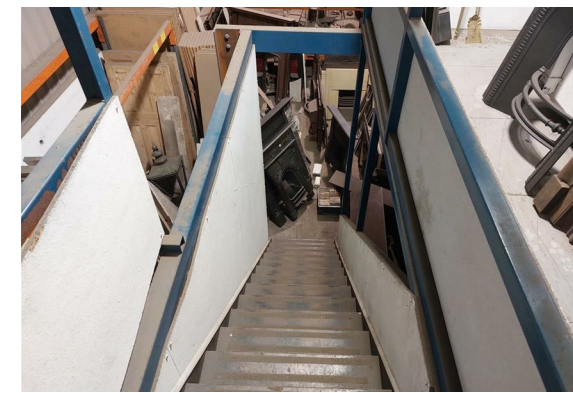## TO- LET £16,000 per annum

Fantastic Storage Opportunity

Over 2300 sq. ft of storage /Warehouse facility with 1000 sq. ft of Mezzanine Floor with Office space, W.C and Kitchenette.

Set in a Rural location rural estate around 5 miles from Melton Mowbray having direct access to A607 Melton Road and the A1 Great North Road at Grantham.

An end terraced warehouse forming part of an uninsulated unconditioned modern portal frame building situated in nicely landscaped surroundings on a rural industrial park. The unit is accessed over a new tarmac road with direct access to A607. Waltham is a large village and host to the Mars Pet Food headquarters. Considerable new housing development is taking place near-by and after building completion, electric security entrance gates are fitted to the site with key fob entry system.

The premises are suitable for a variety of clean, light industrial or storage uses. The site is placed just 5 miles from Melton Mowbray and conveniently positioned 13 miles from the A1, Grantham.

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

TERMS: A new internal repairing agreement is offered for a term of 3 years or more. The property is available from 25th March 2024.

VAT: VAT is currently payable in addition to the quoted rent.

SERVICES: Mains 3 phase electricity (sub-meter) and water are connected.

RATEABLE VALUE: Not found on rating list, but estimated to be £7,800.

EPC: As unconditioned storage accommodation the building is exempt from the requirement for an Energy Performance Certificate.

, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
Contact Edward Danby or Corrina Moore on :01664786379 or 01664412714
Email: e.danby@shoulers.co.uk

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