



UNIT 3 WELBY GRANGE

WELBY, MELTON MOWBRAY, LE14 3JL

TO-LET £16,000

Per Annum

Situated on a rural estate around 1 mile from Melton Mowbray having direct access to A606 Melton Road and the A1 Great North Road at Grantham, Nottingham and Leicestershire. Excellent access is provided over a tarmac estate road .

Rural Estate near Melton Mowbray

Unit 3. More Units under refurbishment

£16,000pa

Unit size 2711sq.ft

Parking and shared Welfare unit for all Tenants





VIEWING:

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

TERM:

Min 3 YEAR / tenants Internal repairing and Insuring lease

SERVICES:

Mains electricity(3 Phase), water and drainage. Parking spaces and Welfare Unit (W.C's and Kitchen/mess room) for all Unit occupiers. Minimal Service charge to be paid yearly.

VAT:

VAT is payable on the Rent



, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
Contact Ed Danby
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Tel: 01664560181

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

