

CANARY 2 , WELBY GRANGE

WELBY, MELTON MOWBRAY, LE14 3JL

TO-LET
£11,000 per annum

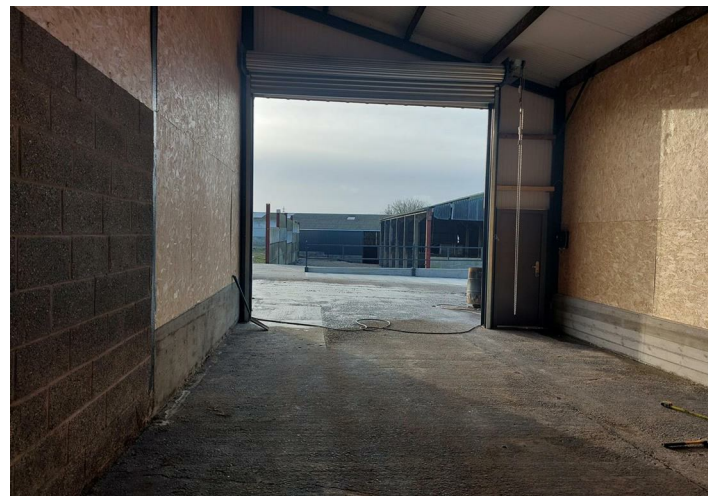
Fantastic 1600sq.ft Storage/ Light Industrial Unit on exclusive site

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.

Unit12
1650 sq.ft £11,000 PER ANNUM
Phase 3 Electric
Electric Roller shutter door
Secure Site
Fully Insulated

Ideally suited to Light Industrial, Storage/Distribution/ Workshop





VIEWING:

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

TERM:

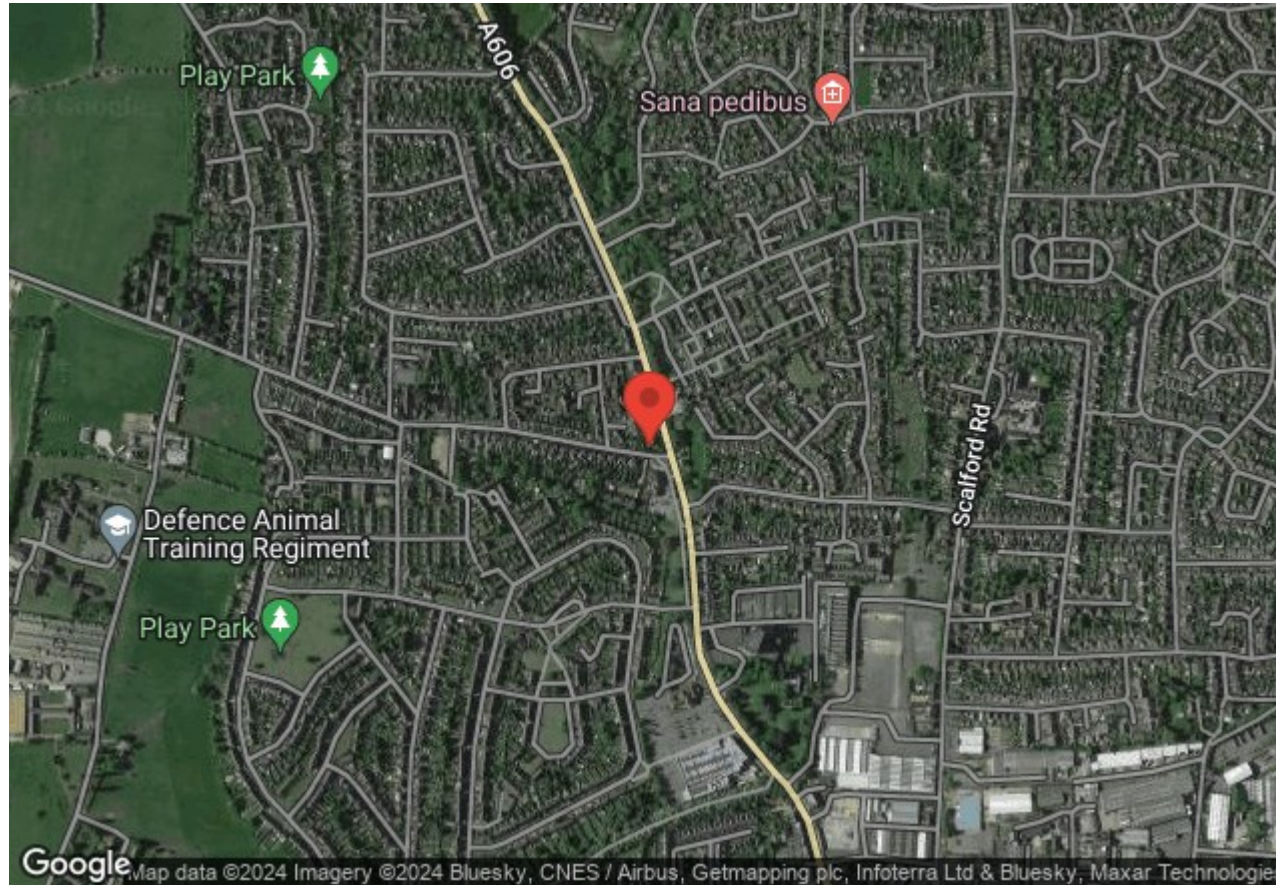
Min 3 YEAR / tenants Internal repairing and Insuring lease

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

e.danby@shoulers.co.uk

Tel: 07498749773

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		
62-80	C		
43-61	D		
23-42	E		
9-22	F		
1-8	G		
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England & Wales EU Directive 2002/91/EC