



UNIT 1 BARLOWS LODGE

HARBY, LE14 4BE

TO - LET £21,000 Per Annum

4200 sq.ft of re-furbished Industrial Unit/ Storage

Located on the border of Nottinghamshire and Leicestershire, Barlow's Lodge is a well-managed site having the benefit of CCTV and a number plate recognition system on a private roadway leading from Colston Lane.

The property is a former agricultural building of steel construction re-clad and insulated. The Unit has a concrete floor, Phase 3 power painted brick walls and new lighting, benefiting from good single phase socket provision.

Suitable for a variety of light industrial workshop uses and storage of non-flammable items only.

The site also offers a compound area at the front of the Unit which would be the Units parking, but all equipment and goods must be kept within the confines of the Unit.

Communal toilet facilities are available on site.





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

TERM - 3 Year Minimum term on a FRI leasehold Agreement

VAT: VAT is not currently payable on the rent.

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

RATEABLE VALUE: No current assessment for business rates found.



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