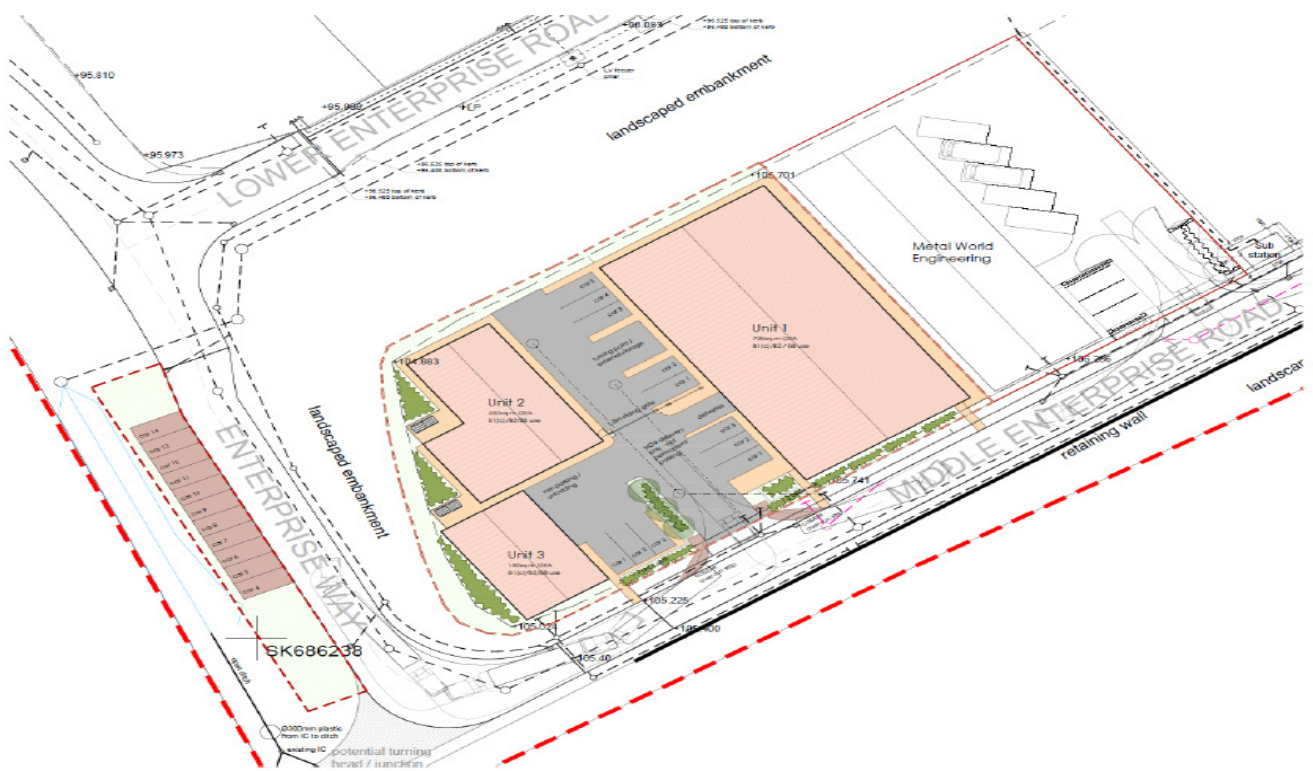


The Enterprise Village,
Crown Business Park
Old Dalby



NEW-BUILD INDUSTRIAL/WAREHOUSE UNIT

Unit 2 The Enterprise Village, Crown Business Park, Old Dalby,
Leicestershire, LE14 3NQ

- New-build detached Industrial/Warehouse Unit with completion due late 2021 on established Business Park.
- GIA approx. 243 sq m (2,616 sq ft) excluding Mezzanine.
- Eaves height approx. 7 metres (23 ft).
- 3 phase electricity, Office and WC's to be constructed.

James Cameron
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FOR SALE: £400,000 FREEHOLD
TO LET: £25,000 P.A.X. LEASEHOLD

BROWN & CO

Property and Business Consultants

LOCATION

Crown Business Park is an established Commercial location situated on the edge of the village of Old Dalby which is located off the A607 approximately 9 miles from the town of Melton Mowbray and 15 miles from the city of Leicester from which easy access to the M1 motorway can be obtained. The Business Park is home to a number of Manufacturing and Logistics Businesses.

The Enterprise Village is the next phase of development at this location where our clients are currently in the process of constructing three new-build Industrial/Warehouse Units.

DESCRIPTION

Unit 2 at The Enterprise Village will briefly comprise a new-build, steel portal framed Industrial/Warehouse Unit which will have an eaves height of approximately 7 metres (23 ft) together with a 3 phase electricity supply and internal Office and Staff accommodation as well as WC facilities with Disabled provision.

Loading access and car parking will be provided to the frontage which will be allocated to each of the three properties currently under construction at this location.

ACCOMMODATION

In terms of gross internal area, and in accordance with Architects Plans in our possession, the property will comprise the following upon completion:

Description	sq m	sq ft
Industrial/Warehouse Unit	243	2,616
Mezzanine Platform	43	463
Total GIA	286	3,079

SERVICES

We understand that mains electricity (with 3 phase supply), water and drainage will be connected to Unit 2 upon completion. We understand that mains gas is not available in this location.

Perspective purchasers are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to acquire this property. None of the services or apparatus contained within the property will be tested by Brown & Co and as such no warranty is either given or implied as to their provision or condition.

PLANNING

We understand from our client's Architects that full planning permission was granted under Reference: 19/00094/FUL for the development of this site under Use Class B2 on 29th March 2019. Use Class B2 was replaced in September 2020 under the Use Classes Order 2020 by Use Class E which, amongst other things, replaces former Use Classes B1, B2 and B8 covering Light and General Industrial Uses together with Storage and Distribution and Warehousing.

For further information in respect of planning-related matters please contact the Planning Department at Melton Borough Council. Tel: 01664 502502.

BUSINESS RATES

Unit 2 will be assessed for Non-Domestic Business Rates upon Practical Completion.

VAT

The asking price and rent quoted herein are exclusive of VAT at the appropriate rate and we understand that VAT is to be charged on the sale price or rent agreed.

EPC RATING

An EPC will be conducted at the vendor's expense upon Practical Completion.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of the sale or letting of this property.

ASKING PRICE

The freehold interest in this property is available at an asking price of £400,000 with vacant possession to be provided upon Practical Completion of the building.

LEASE TERMS

Unit 2 is also available by way of a new effective full repairing and insuring lease from the date of Practical Completion for a minimum term of 5 years.

ASKING RENT

We are quoting an asking rent of £25,000 per annum exclusive of VAT for this property subject to a minimum 5 year lease term being entered into on an effective full repairing and insuring basis.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Selling/Letting Agents:

Brown & Co
5 Oakwood Road
Lincoln
LN6 3LH
Tel: 01522 457800



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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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