



**FAIRFIELD FARM MELTON ROAD**

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14 4AJ

**TO-LET £67,500 per annum**

Potential to split the Unit - Call for



## SECURE INSULATED WAREHOUSE FOR STORAGE

9,000 sq. ft

Guide price of approx £7.50 per sq.ft .

Dependant on area taken , as will split unit if requested.

Estimated annual rent £67,500 per annum pre-negotiation.

High-Spec finish gauranteed

All utilities available:

- Drainage
- Water
- LED / Electrics
- Insulated Walls, Roof and Roller shutters doors







Secure Insulated warehouse for storage B1/B8

- Net internal area: 9,000 sq. ft
- Electric roller shutter and Individual personnel door
- CCTV, key coded entry
- Parking spaces
- Internal W.C.
- Located 5 miles from Melton Mowbray
- Incentives available

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

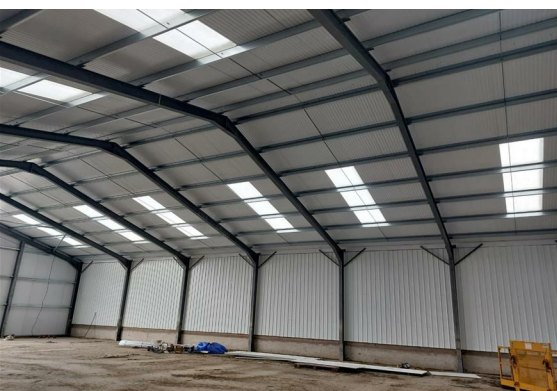
**TERM:** 3 -year min on Full repairing and Insuring Agreement.

**SERVICES:** Mains electricity, water and drainage.

**DIRECTION:** 5 miles from Melton Mowbray, in the heart of England's rural landscape providing a a tranquil and picturesque setting, while still being relatively close to major towns and cities for convenience.

**BUSINESS RATES:** As yet, not rated

**VALUATIONS:** If you are considering selling, we would be happy







County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

www.shoulers.co.uk  
Tel 01664560181  
Ed Danby : 07498749773

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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
45-54 <b>E</b>		
35-44 <b>F</b>		
2-34 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		