



FAIRFIELD FARM MELTON ROAD

TO-LET £67,500 per annum

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14 4AJ

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Potential to split the Unit - Call 01664560181 for information

SECURE INSULATED WAREHOUSE FOR STORAGE

9,000 sq. ft

Guide price of £7.50 per sq.ft .

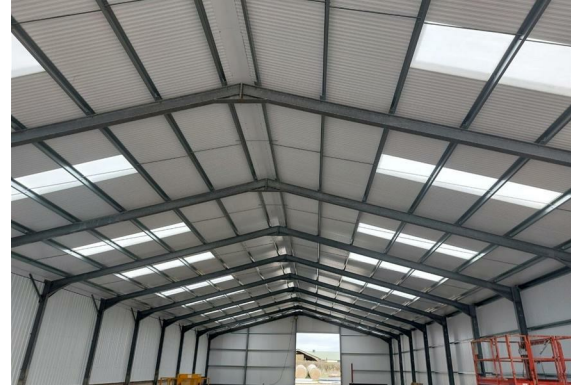
Dependant on area taken , as will split unit if requested.

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

High-Spec finish

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		
Not energy efficient - lower rating code	Current	Potential
102-149 A		
81-101 B		
62-80 C		
43-61 D		
22-42 E		
9-21 F		
1-8 G		
Not energy efficient - higher rating code		
England & Wales		
EU Directive 2002/91/EC		