



**2B Woodhill Industries Nottingham Lane, Old
Dalby, Melton Mowbray, LE14 3LX**

To Let - £12,500 Per Annum Approx. 1,500 Sq. Ft

 Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

2B Woodhill Industries
Nottingham Lane
Old Dalby
Melton Mowbray
LE14 3LX

A newly constructed modern insulated industrial premises of 1500 Sq. ft on an exclusive development of business units. Situated outside of the village of Old Dalby lying midway between Leicester, Nottingham, Loughborough and Melton Mowbray with good road links to A46 Fosse Way offering easy access to M1 & A1.



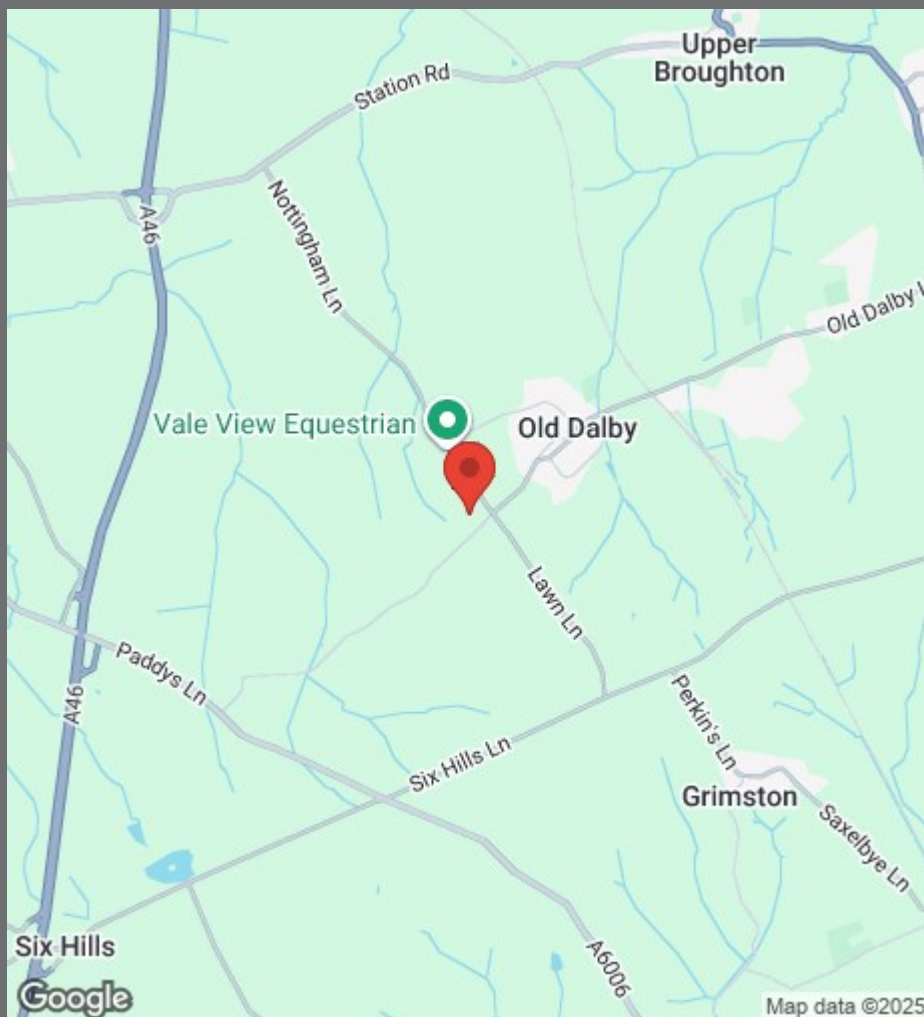
Unit 2B Woodhill Industries is situated on an exclusive development of business units approximately 0.5 miles from Old Dalby village centre.

The property comprises of a fully insulated steel construction frame, boarded, and painted, benefiting from a three-phase electricity supply and electric roller door access from a concrete block yard. The warehouse space has a power floated concrete floor and LED lighting. Offices and Kitchenette are also included

The Estate is actively managed by the resident landlord and benefits from an Asphalt estate road from Nottingham Lane with CCTV, automatic number plate recognition (ANPR) and an electric security gate with keypad entry.

Adequate parking will be made available to the front and rear of the building or allocated at the landlord's discretion elsewhere on site.

We understand that fibre broadband is available on site and can be connected to if required, at the tenant's cost.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181 - Option 5 Commercial

TERM: The unit is available To LET by way of new Tenant's Full Repairing and Insuring Lease for an initial term of three years

VAT: VAT is not payable on the Rent, Water and Service charge due

- Modern Insulated Industrial Premises
- Approx. 1500 Sq. ft
- £12,500 per annum
- Good road links to A46 Fosse Way offering easy access to M1 & A1
- Supply and electric roller door
- The Estate is actively managed by the resident landlord
- Automatic number plate recognition (ANPR)
- Adequate parking
- Fibre broadband is available - Tenants Cost

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

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Tel: 01664 560181 - Option 5 Commercial

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