



**Unit 0 Melton Commercial Park, St Bartholomews Way, Melton Mowbray,  
Leicestershire LE14 3JL**

## **HIGH QUALITY INDUSTRIAL UNIT**

- ▶ **GIA 24,909 sq ft (2,314.04 sq m)**
- ▶ **Including 3,982 sq ft Offices**
- ▶ **Excellent on-site parking**
- ▶ **Well established commercial location**

For enquiries and viewings please contact:



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### Location

Melton Mowbray is a town in Leicestershire, England, 19 miles (31 km) northeast of Leicester, and 20 miles (32 km) southeast of Nottingham.

Melton Commercial Park is located 2 miles north east of Melton Mowbray. The business park has direct road access via St Bartholomew's Way onto the A606, which links to the A46 trunk road, between the M1 at J21a and Lincoln, with connecting routes to Leicester, Nottingham, Grantham and Newark.

### Description

The subject property comprises a high quality warehouse of steel portal frame construction with profile steel clad elevations under a pitched clad roof. There are 3 roller shutter doors and a minimum eaves height of 7.31 m. The warehouse includes a small workshop on the ground floor along with mezzanine storage.

There is an interlinked single storey office block of steel frame construction with rendered walls and double glazed windows. The offices are fitted to a high standard and have their own entrance and reception area with a mix of open plan and cellular offices and benefit from suspended ceilings with Category 2 lighting, Category 5 cabling, kitchen and w.c. facilities.

Externally there is a circulation yard and excellent on-site parking.

### Accommodation

	Sq M	Sq Ft
Warehouse	1,898.6	20,437
Mezzanine	45.5	490
Office Block	369.9	3,982
<b>Total</b>	<b>2,314</b>	<b>24,909</b>

Measurements are quoted on a GIA Internal basis, in accordance with the RICS Property Measurement First Edition.

### Services

We understand mains services, including Three Phase are connected to the building.

Electric and a tanked gas supply are sub metered and recharged directly. A tenants reasonable water use is included within the service charge.

### Planning

We understand that the premises benefits from a B1 (Business) B2 (General Industrial) and B8 (storage/distribution) uses. All planning information and enquiries should be directed to the planning team at Melton Borough Council.

### Tenure

A lease assignment is offered at nil premium. Full details available on request

### Business Rates

The property is currently listed as a warehouse and premises and has a rateable value of £93,000. Source: VOA

### Rent

Rental on application.

### Service Charge

A service charge for the upkeep of the common areas and estate will be levied. The current years budget is £9,348.85 and is reviewable annually.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: C (69)

### Viewings

Viewings are by appointment with sole agents Innes England

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