



**Unit C2b Melton Commercial Park, St Bartholomews Way, Melton Mowbray,  
Leicestershire LE14 3JL**

## **INDUSTRIAL/WAREHOUSE**

- ▶ **4,598 sq ft (427.15 sq m)**
- ▶ **Established commercial location**
- ▶ **Warehouse premises**
- ▶ **Various land options available within the commercial park**

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 two 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 mid-terraced industrial/warehouse premises of steel portal frame construction with cavity brick & block elevations surmounted by profile steel clad elevations with a pitched roof.

The premises benefits from an industrial unit which benefits from a roller shutter loading door and solid concrete flooring. There are also shared wc facilities provided within Block C.

Externally, there is a dedicated yard for both loading and parking.

Shared over spill parking and additional hard standing is available on site.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	427.2	4,598

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

### Services

We understand all mains services are connected to the property.

### Planning

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

### Tenure

The property is available to let on a full repairing and insuring lease on a term to be agreed.

### Business Rates

The rateable value will need to be reassessed on occupation.

### Rent

£32,500 per annum exclusive

### Service Charge

An annual service charge will be applicable. The current budget is being levied and is available upon request.

### 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 have an EPC assessment of: C (70).

### Viewings

Viewings are by appointment with Innes England or our joint agents: Archie Dupree - Carter Jonas 07393 259299 or Alex Reid and Charlie Lallo - Mather Jamie - 07976 443720 / 07751 752280.

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