

# TO LET



Unit C2c & C2d Melton Commercial Park, St Bartholomews Way, Melton Mowbray, Leicestershire LE14 3JL

# INDUSTRIAL/WAREHOUSE

- 8,646 sq ft (803.21 sq m)
- Established commercial location
- Twin bay industrial unit
- Various land options available within the commercial park

For enquiries and viewings please contact:



Nick Hosking 07855 423458 nhosking@innes-england.com



Nell Balfour-Farnon 07535 312059 nbalfour-farnon@innesengland.com









# 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 twin bay 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 2 roller shutter loading doors,  $2 \times 10$  tonne cranes, warm air blowers and solid concrete flooring. To the rear there is also a small admin office. 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
Total	803.2	8,646

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 premises is listed as a Warehouse and Premises and currently has a rateable value of £44,000. Source: VOA.

#### Rent

£61,000 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: E (116).

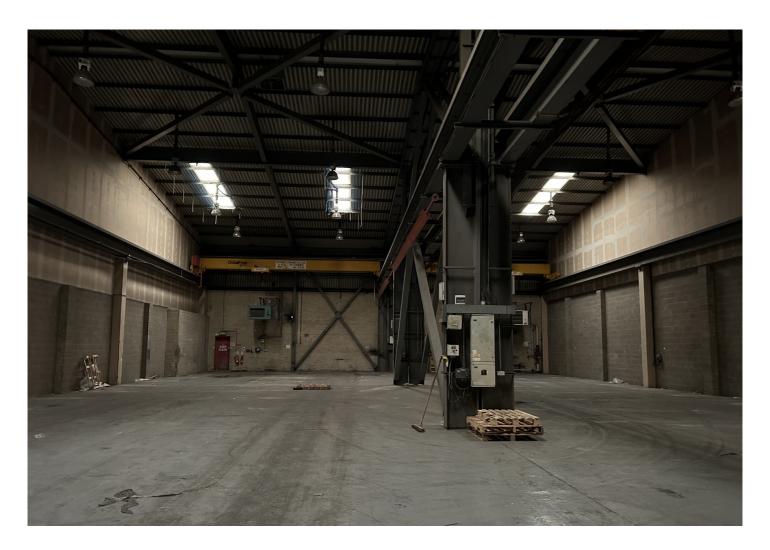
# **Viewings**

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.

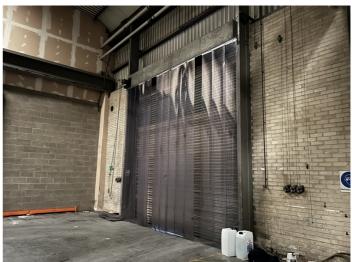
Date Produced: 12-Jun-2024



# TO LET



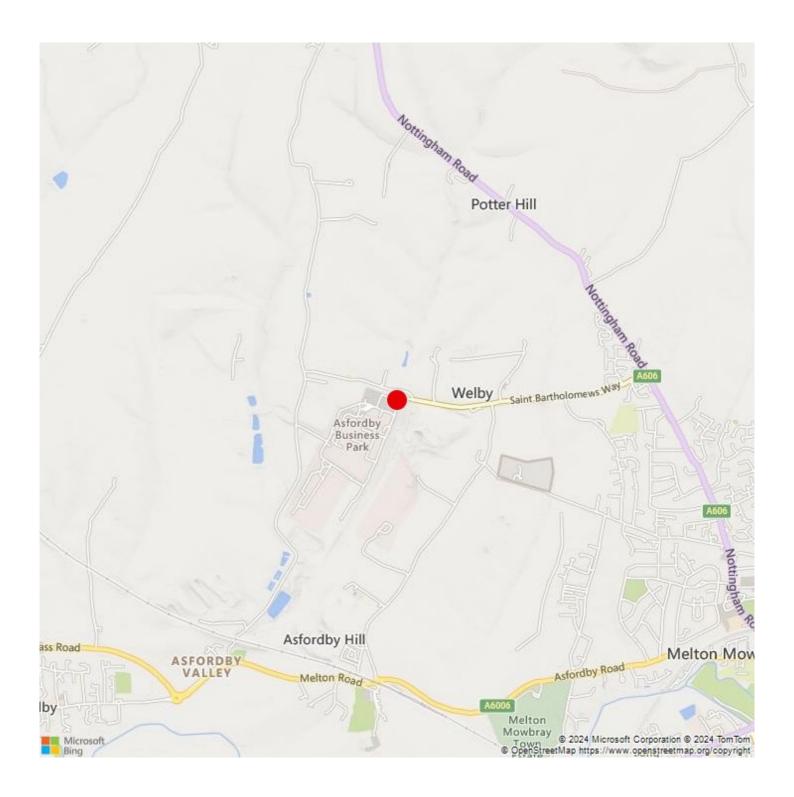




Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



# TO LET



Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lesseses and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE