



**8B Woodhill Industries Nottingham Lane, Old
Dalby, Melton Mowbray, LE14 3LX**

To Let £14,000 per annum Approx. 1,747 Sq. ft

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**8B Woodhill Industries
Nottingham Lane
Old Dalby
Melton Mowbray
LE14 3LX**

A modern insulated industrial premises of 1,747 Sq ft on a small 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 8B 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.

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.

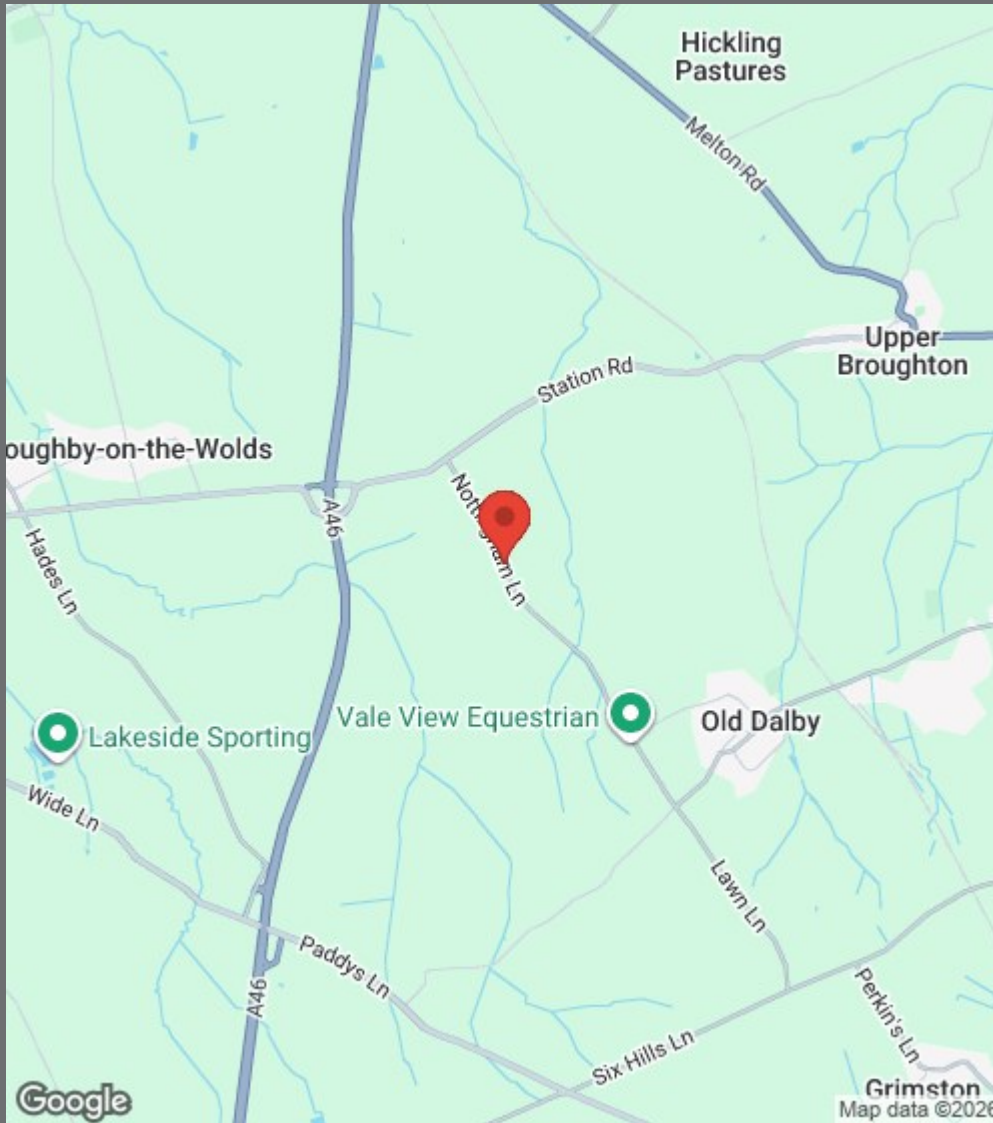
Adequate parking is available to the front and rear of the building or allocated at the landlord's discretion elsewhere on site.

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

UNIT 8B

Gross Internal Area: 1,747.3 Sq. ft (162.3 Sq. m)
Access given by a 3.4m high roller shutter door at the side and from a steel personnel door to the rear.
Electric Roller Door: 11.15 ft (H) x 14.26 ft (W)
Minimum Eaves Height: 11ft (3.35m)
Maximum Eaves Height: 13.95' (4.25m)

Rent: £14,000 per annum



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

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 - Option 5 Commercial

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

SERVICES: Mains electricity. Water and estate drainage are available. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries as to the existence and suitability for their intended use.

EPC: ????

- Modern Insulated Industrial Premises
- Approx. 1,747 Sq. ft
- £14,000 per annum
- Good road links to A46 Fosse Way offering easy access to M1 & A1
- Roller door and personnel door
- The Estate is actively managed by the resident landlord
- Automatic number plate recognition (ANPR)
- Adequate parking
- Fibre broadband is available - Tenants Cost

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