

**MATHER  
JAMIE**  
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**Old Dalby Enterprise Village  
Crown Business Park  
Station Road, Old Dalby  
Nr Melton Mowbray, LE14 3NQ**

**INNES ENGLAND**  
MAKE A GREAT DECISION  
0116 255 5455  
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**TO LET**  
**£19,500 pax per unit**

**Final Unit Remaining**



**New Build Hybrid Office /  
Warehouse Units**

**Each unit 141 sq m (1,517 sq ft)**

# Old Dalby Enterprise Village, Crown Business Park, Station Road, Old Dalby nr Melton Mowbray, LE14 3NQ

## LOCATION

A new build industrial development within the existing Old Dalby Trading Estate fronting Old Dalby Lane to the east of Old Dalby Village.

The location is superbly positioned approximately 3 miles to the east of the A46 Leicester/Newark link road.

The wider road links allow access to Junction 23 of the M1 motorway within 15 miles and Junction 24 of the M1 within 18 miles. The property is 13 miles south of Nottingham and north of Leicester and 8 miles from Melton Mowbray.

The property's location is shown on the plan within these particulars.



## DESCRIPTION

Purpose-built new build hybrid office/warehouse units with countryside views to be developed to a high specification with each unit benefiting from:

- Steel portal frame construction
- 10% roof lights
- Internal clearance to eaves of 7m
- Roller shutter door access
- Solid concrete floor
- 3-phase power
- Fully-fitted first floor offices

- LED lighting
- Fibre internet connection
- Electric charging points
- Dedicated parking

**NB:** There is additional overflow car parking available.

## ACCOMMODATION

Unit 8A	<b>UNDER OFFER</b>
Unit 8B	141 sq m (1,517 sq ft)
Unit 8C	<b>UNDER OFFER</b>
Unit 8D	<b>UNDER OFFER</b>
Unit 8E	<b>LET</b>

## TENURE

Each unit is available on a new lease on terms to be agreed.

## RENT

**£19,500 (nineteen thousand five hundred pounds)** per annum exclusive, per unit.

## VAT

VAT will be charged on the rent.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## BUSINESS RATES

Local Authority: Melton  
Period: 2023/2024  
Rateable Value: The units are to be assessed for rating purposes in due course

## SERVICE CHARGE

A site wide service charge will be chargeable on the estate.

## EPC

There is currently no Energy Performance Certificates for the property however once constructed an EPC rating assessment will be requested.

## PLANNING

We understand the premises have authorised planning consent for industrial uses of the Town and Country Planning (Use Classes) Order 1987. It is recommended that any interested parties make their own enquiries with the local authority.



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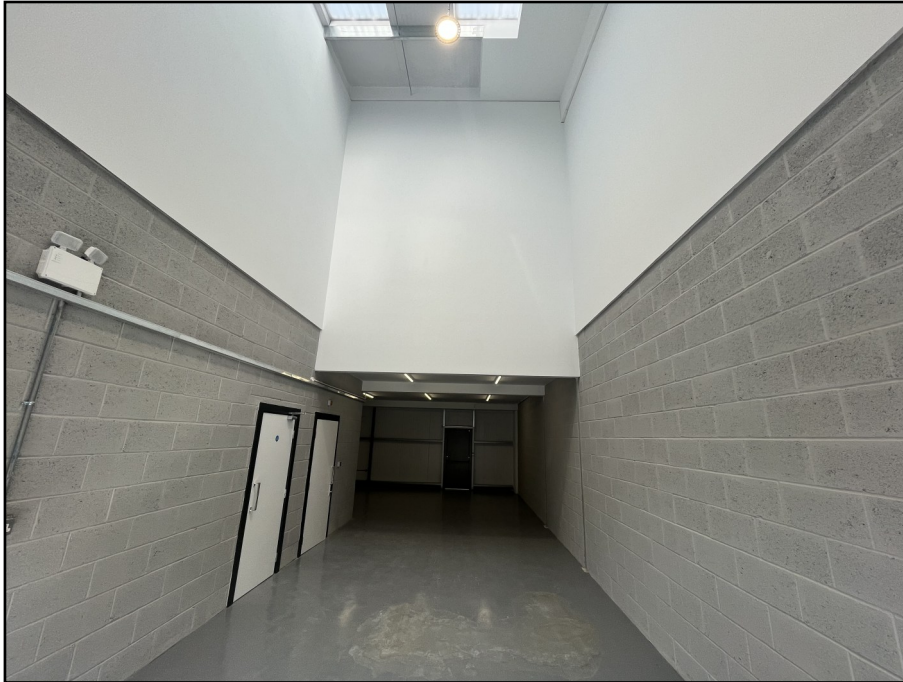


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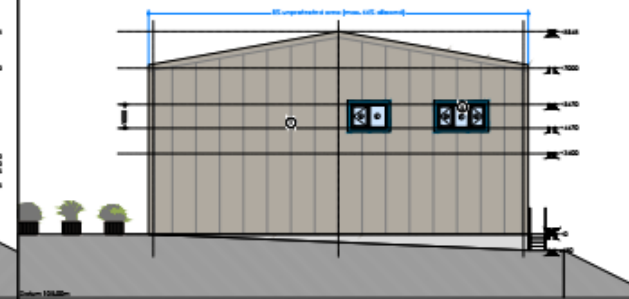
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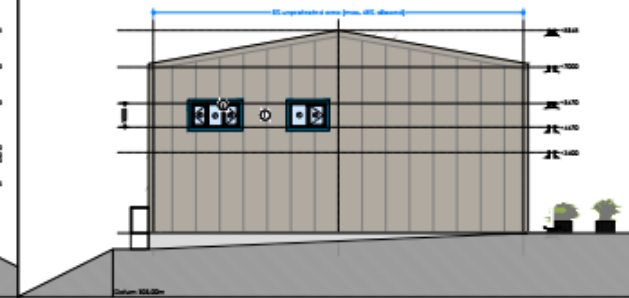
1:100 South Elevation



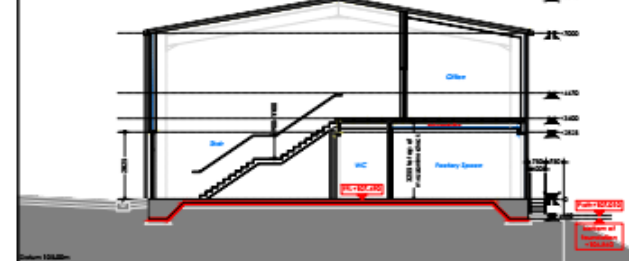
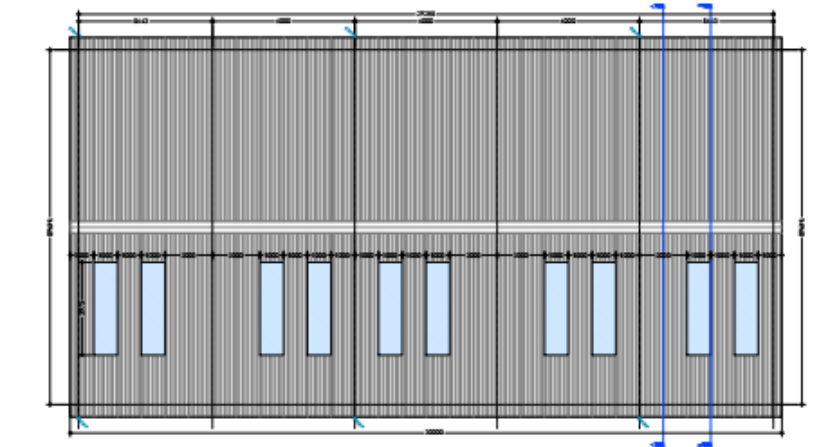
1:100 East Elevation



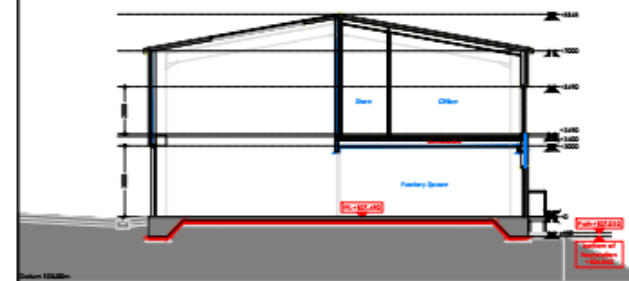
1:100 North Elevation



1:100 West Elevation



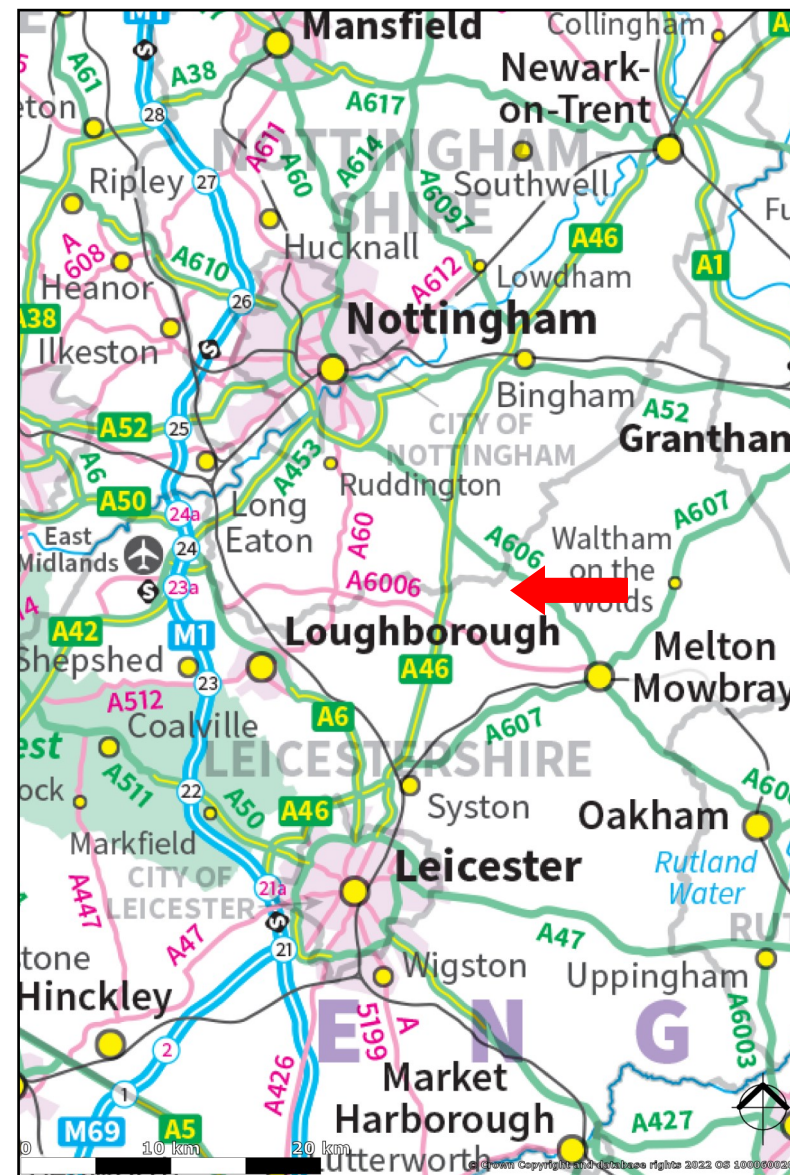
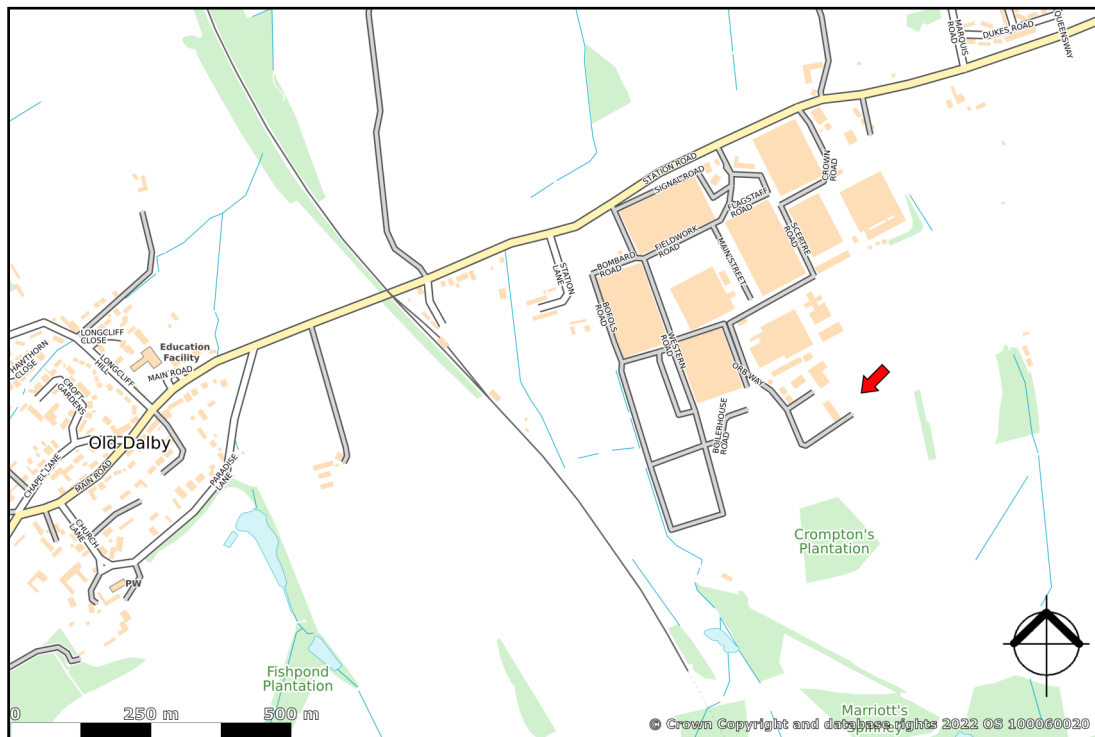
1:100 Section A



1:100 Section B



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## IMPORTANT INFORMATION

**IMPORTANT INFORMATION**  
All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations