



## DESCRIPTION

The property comprises a twin bay industrial unit with 2x steel roller shutter powered loading doors, solid concrete flooring, 2x 10 tonne cranes with central bay pillar support, WC facilities are provided within shared facilities within Block C. There is the potential to create direct access to WCs and additional canteen / office area.

Externally there is a dedicated concrete yard, forecourt loading and parking.

There is additional hard standing available within the wider Melton Commercial Park by separate negotiation.

## ACCOMMODATION

**Total GIA**                      **803.28 sq m**      **(8,646 sq ft)**

## TENURE

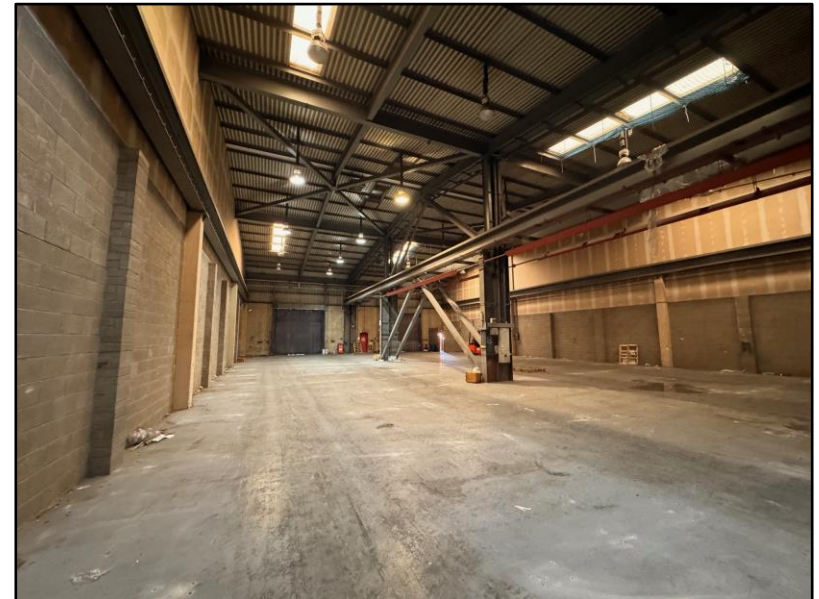
The property is available to let on a full repairing and insuring lease on a term to be agreed.

## RENT

**£61,000 (sixty one thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent at the prevailing rate.





## BUSINESS RATES

Local Authority: Melton  
Period: 2024/2025  
Rateable Value: £44,000

## LEGAL COSTS

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

## SERVICE CHARGE

An annual service charge will be applicable. Details available upon request.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 116 within Band E. The EPC is valid until 24 March 2029.

## PLANNING

We understand the premises have established planning consent under Class B1 / B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



## LOCATION

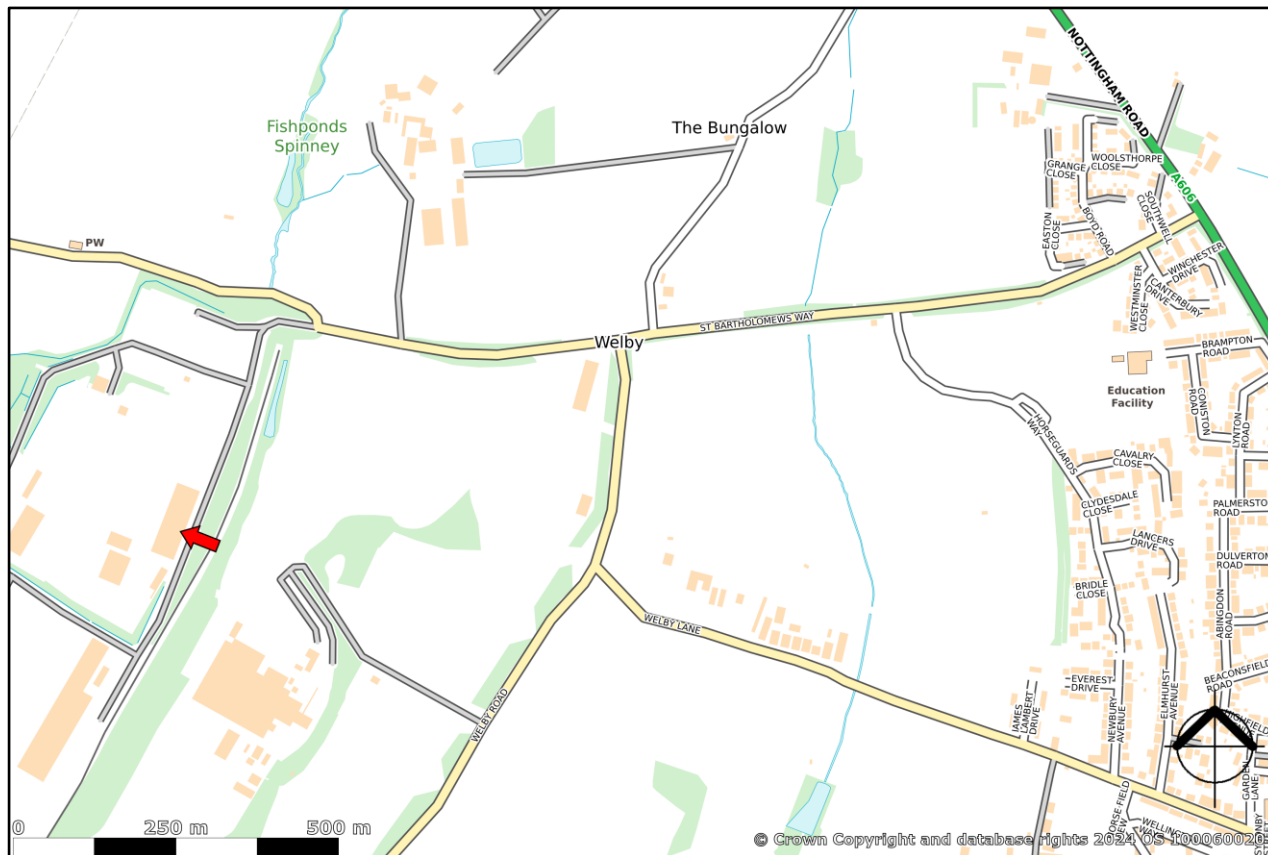
Melton Mowbray is a town in Leicestershire, England, 19 miles (31km) northeast of Leicester, and 20 miles (32 km) southeast of Nottingham.

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.



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**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:

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

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

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

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

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