

INDUSTRIAL

TO LET

UNIT C2C & C2D , MELTON
COMMERCIAL PARK, ST
BARTHOLOMEWS ROAD,
MELTON MOWBRAY,
LEICESTERSHIRE
LE14 3JL

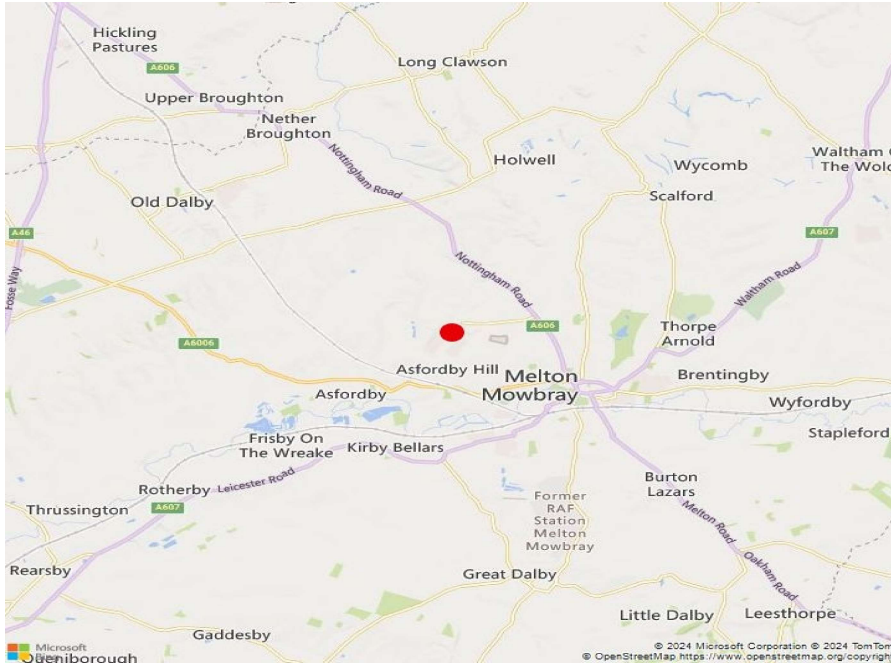
8,646 sq ft
803.21 sq m

- Twin bay industrial unit
- 2x steel roller shutter doors
- 2x 10 tonne cranes
- Dedicated yard and forecourt loading

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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.

DESCRIPTION

The property is formed of 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.

Additional open storage available within the wider Melton Commercial Park by separate negotiation.

TERMS

A new lease is available direct from the Landlord on terms to be agreed.

RENT/PRICE

£61,000 per annum exclusive

SERVICES/SERVICE CHARGE

We understand all mains services are connected to the property.

applicable. The current budget is being levied and is available upon request.

ACCOMMODATION

Name	Size
Unit C2C & C2D, Melton Park	8,646 sq ft (803.21 sq m)
Total	8,646 sq ft (803.21 sq m)

EPC

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

LEGAL COSTS

Each party is to bear their own legal costs incurred.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

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