

INDUSTRIAL TO LET

UNIT C6, MELTON
COMMERCIAL PARK, MELTON
MOWBRAY, LEICESTERSHIRE
LE14 3JL

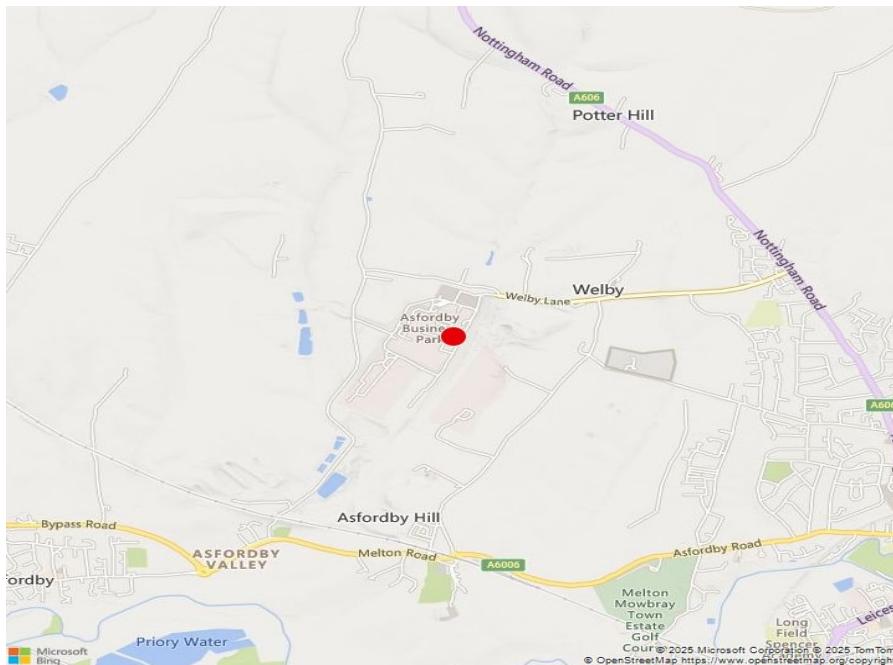
1,834 sq ft
170.38 sq m

- End-Terrace Industrial Unit
- Dedicated Forecourt Loading
- Dedicated Parking

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LOCATION

Melton Mowbray is a town in Leicestershire, 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 comprises an end terrace factory / warehouse premises of steel portal frame construction beneath a pitched roof. It benefits from a steel roller powered loading door, solid concrete flooring, an integrated office and mezzanine. WC facilities are provided within shared facilities within Block C. 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.

TERMS

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

RENT

£24,000 per annum exclusive

SERVICES

We understand all mains services are connected to the property.

SERVICE CHARGE

An annual service charge will be applicable. The current budget is being levied and is available upon request.

ACCOMMODATION

Name	Size
Warehouse	1,389 sq ft (129.04 sq m)
Office	445 sq ft (41.34 sq m)
Mezzanine	460 sq ft (42.73 sq m)
Total	1,834 sq ft (170.38 sq m)

EPC

E Rated

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

ANTI-MONEY LAUNDERING

The successful tenant will be required to submit information to comply with AML regulations.

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. February 2025

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