

# Unit C2B

## Melton Commercial Park



**Industrial Unit with a 20-Ton Crane and Demised Yard to the Front**  
**4,598 Sq Ft (426.7 Sq M) TO LET**

ALMCOR®



Established  
Commercial Estate



Concrete  
Yard



Level Loading  
Door



Car Parking  
Spaces



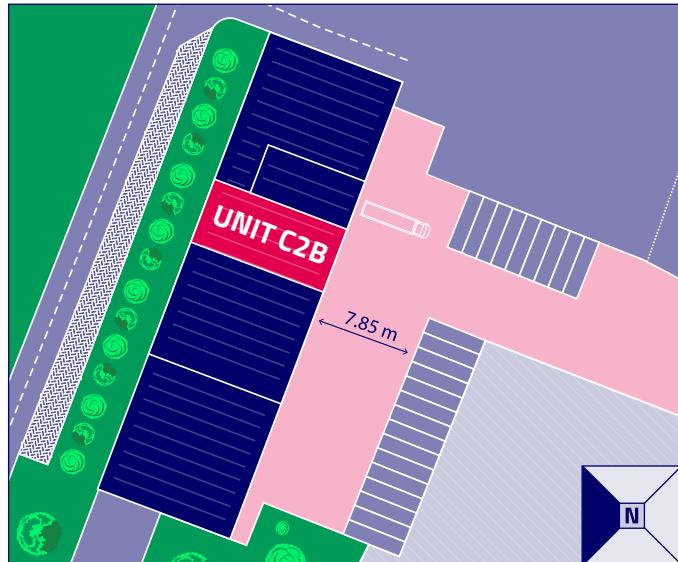
20-Ton  
Crane



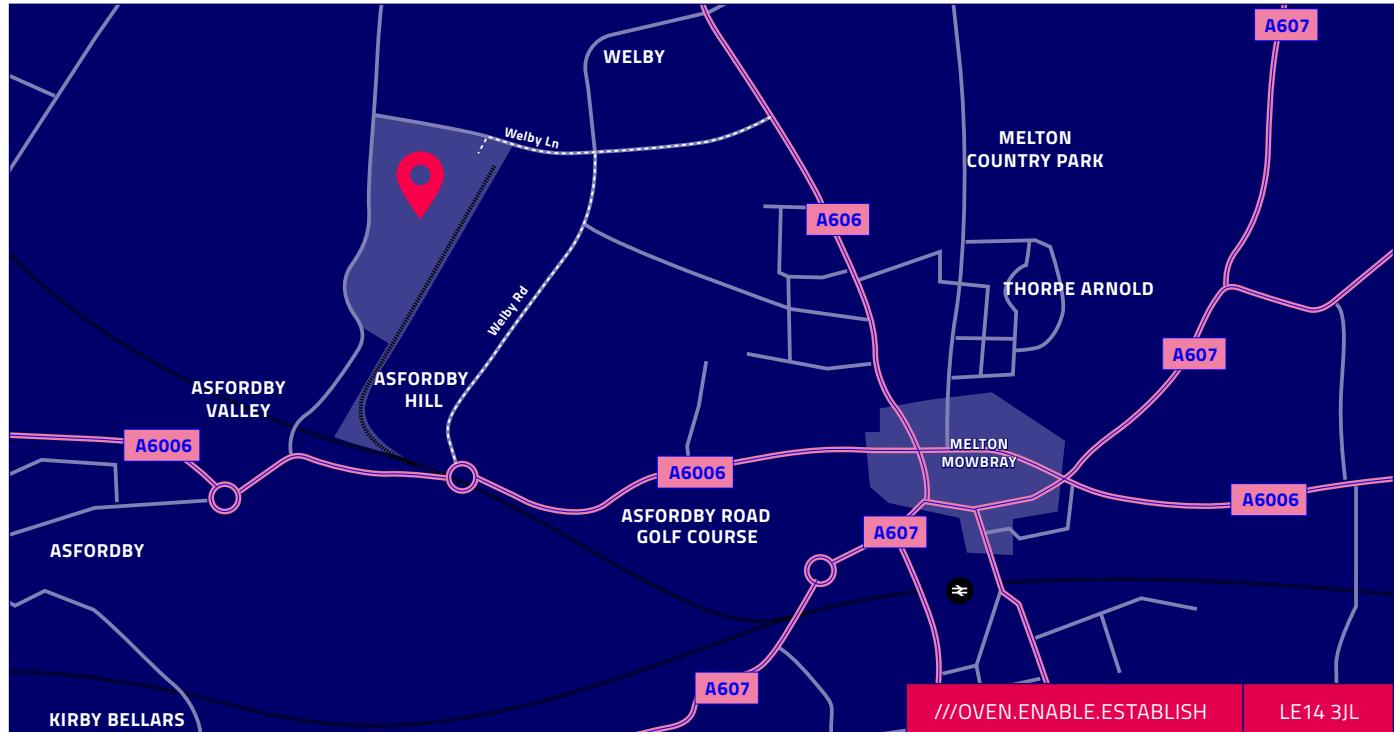
Fitted  
Offices



Under  
Refurbishment



AREA	Sq Ft GIA	Sq M GIA
Warehouse	4,064	377.54
Office	534	49.62
<b>Total</b>	<b>4,598</b>	<b>427.16</b>



## Description

The property comprises a mid-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, 20 tonne crane. 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.

## 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.

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