

TO LET

MELTON
COMMERCIAL
PARK, MELTON
MOWBRAY,
LEICESTERSHIRE
LE14 3JL

9,846 sq ft
914.69 sq m

- Well established commercial park
- Former vehicle inspection unit
- Good HGV access to the A46 at Six Hills

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LOCATION

Melton Commercial Park is located circa 1.75 miles north west of Melton Mowbray centre.

The site has good access to the A606 and A607 that leads to the A46, A1 and the M1.

Nottingham is approximately 19 miles to the north west and Leicester 18 miles to the south west.

DESCRIPTION

Melton Commercial Park is an estate that extending to a total of 90 acres.

Unit H is available to let, comprising a detached building believed to be of a cavity brick construction beneath a flat roof.

The building has been constructed into a bank so accommodation is arranged over two levels with the Lower Ground Floor (LGF) accessed from the rear and Ground Floor (GF) accessed from the front. The two bays provide warehousing currently fitted out for vehicle Pre-delivery inspection with ample lighting, internal drainage (LGF) and one to the GF that is automated.

The GF also provided to self-contained lock up stores each with roller shutter access.

Shared over spill parking and additional hard standing is available on site.

ACCOMMODATION

Name	Size
Total	9,846 sq ft (914.69 sq m)

TERMS

Available on a new lease for a term to be agreed.

RENT

Guiding £50,000 per annum (excluding business rates and service charge).

RATEABLE VALUE

The property is currently listed as warehouse and premises and has a rateable value of £29,000.

PLANNING

We understand that the premises benefit from a B1 (Business) and B8 (storage/distribution) use. Please contact Melton Borough Council for further information <https://www.melton.gov.uk/>

EPC

EPC rating E (119).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with agents.

VAT

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



CONTACT

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