



11 Pate Road

Melton Mowbray | Leicestershire | LE13 0RG

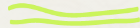


Bentons

INTRODUCING

11 Pate Road

Melton Mowbray, Leicestershire, LE13 0RG



Property at a glance

Modern Warehouse/Office Unit

Energy Rating E

Ground Floor Totalling Approx 850 sq. ft. with First Floor
Mezzanine in Addition

High Sided Roller Shutter Door

Entrance Vestibule & Large Office

Purpose Built Office Pod

Kitchenette and Cloakroom

Well Regarded Business Estate

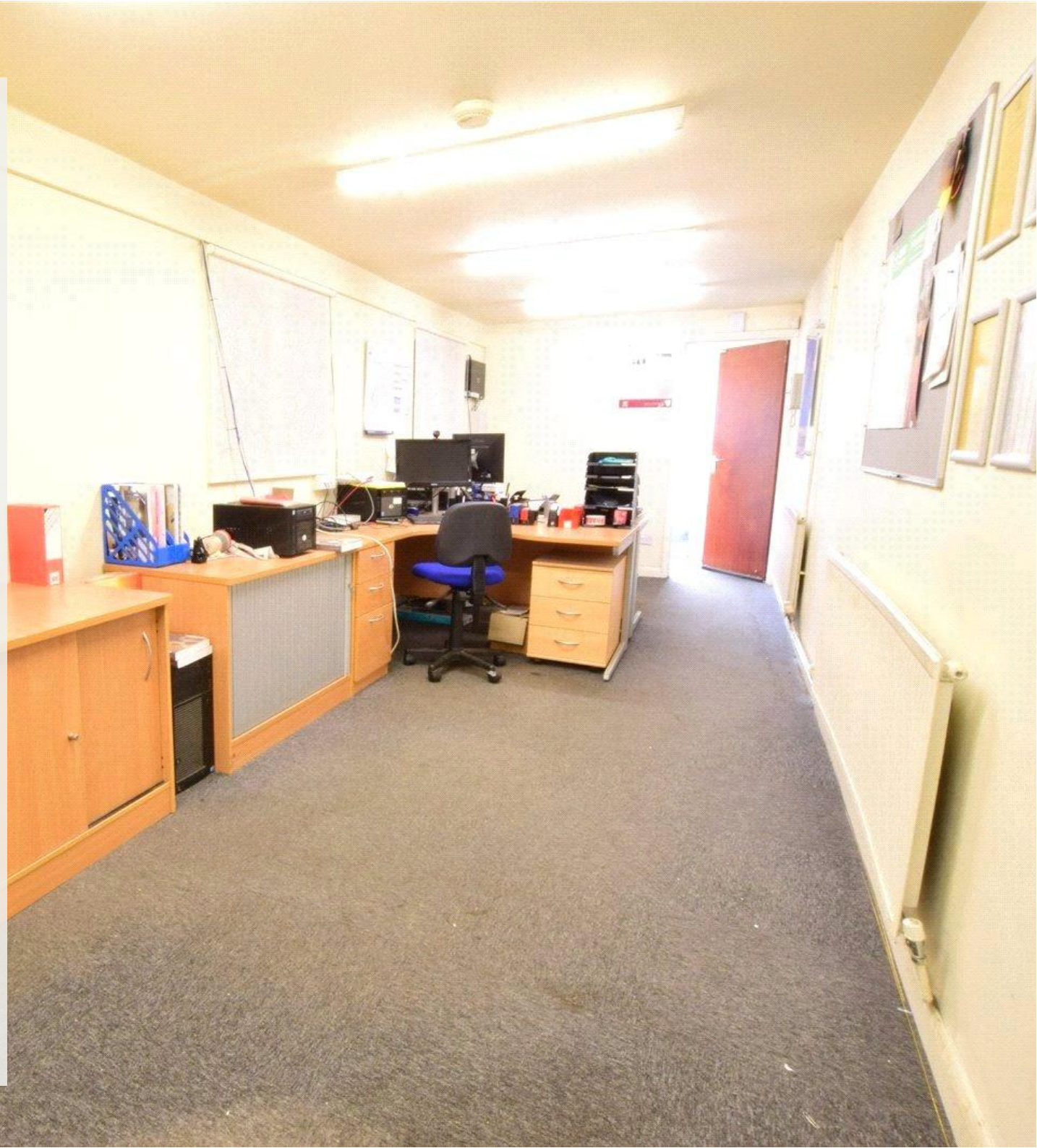
Large Side Parcel of Land

Available from May 2025

Large Metal Storage Container Included If Desired

No Upward Chain

£12,000 per annum



A Closer Look

An ideal opportunity to rent this industrial unit consisting of a large warehouse and office with first floor mezzanine. Being the end unit there is a sizeable compound with secure fencing to the boundaries to accommodate parking of numerous vehicles or external storage. The property underwent a full refurbishment prior to the current tenants taking occupation and it is well maintained internally with flexible working space, currently with an entrance vestibule, large office and access to the warehouse space with a purpose built office pod set within and a toilet. The property is available to rent from 1st May 2025 and early viewing is advised. Please note the internal photographs in the brochure were taken prior to the building being refurbished throughout.



Entrance Lobby

Accessed via a glazed door with side glazed window into and entrance lobby, door through to main office.

Main Office

28'8" x 8'3" (8.74m x 2.51m)

Built within the unit by the present owners with three large obscure glazed windows to the side elevation between the office and the warehouse, two wall mounted central heating radiators and space for numerous desk stations, door to the main warehouse.

Main Warehouse

39'4" x 12' (12m x 3.66m)

A sizeable warehouse space accessed via a high sided metal concertina door, connected with Phase 3 electrics and access to a large mezzanine situated above the main office. To the rear of the warehouse is a purpose built office pod which could easily be removed if desired but currently creates a single Director's office. To the rear of the warehouse is a fire escape door, a small kitchenette area and access off to the toilet.

Office Pod

10'3" x 8'6" (3.12m x 2.6m)

A purpose built office pod which is a modular design and sits within the warehouse with ceiling tiles and integrated ceiling lighting, glazed window to the front elevation and access door to the side.

WC

6'6" x 6'2" (1.98m x 1.88m)

Fitted with a toilet and wash hand basin, two obscure glazed windows to the rear elevation.

Mezzanine Storage

28'8" x 8'3" (8.74m x 2.51m)

Accessed by a fitted ladder providing generous storage, could be converted further if so desired with a fixed staircase.

Outside

The property has a wide plot. To the side of the property is a secure compound with metal fencing to the boundaries. There is hardstanding and parking for three vehicles directly in front of the building.

Terms

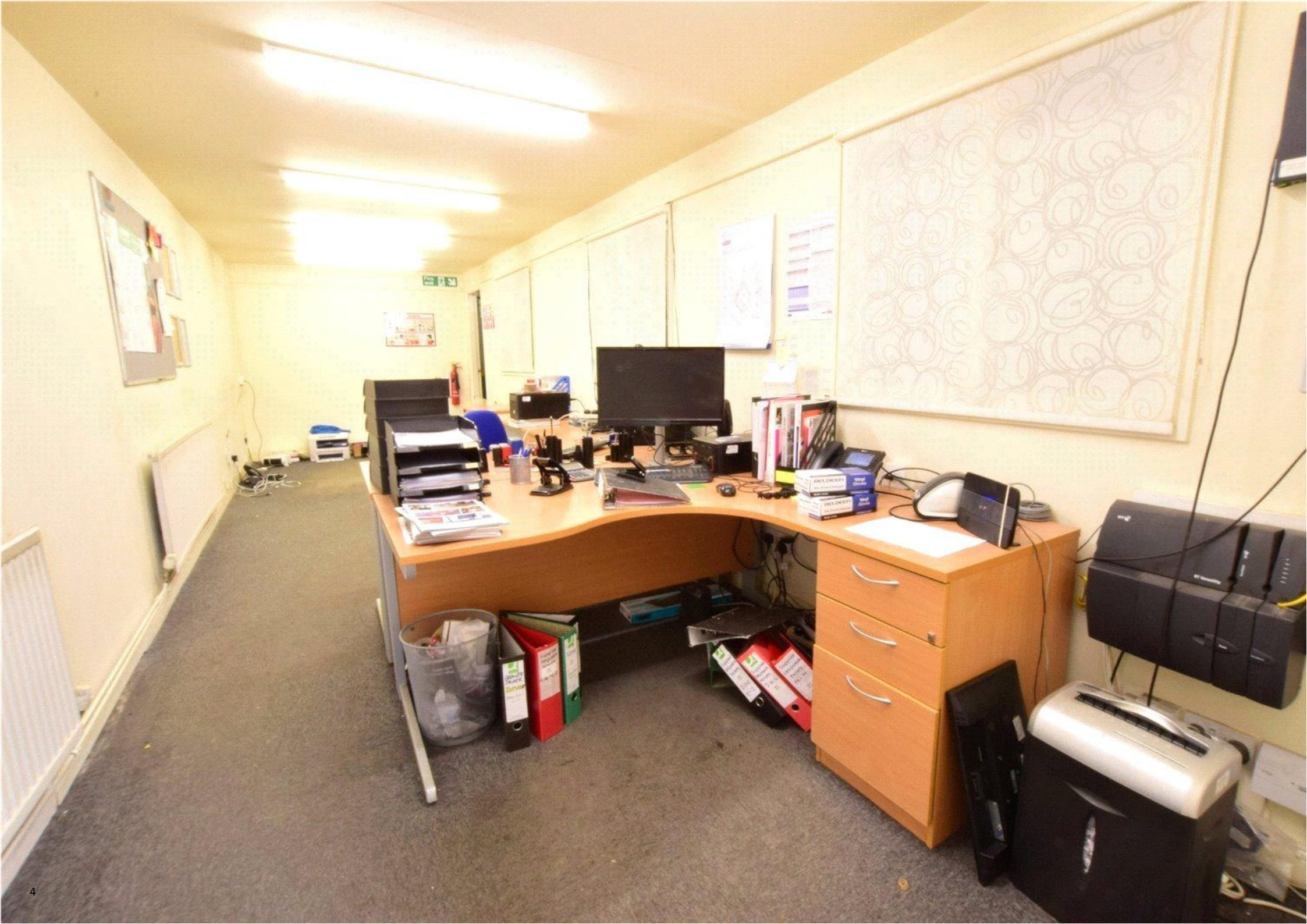
The property is available on flexible lease terms with a minimum three year lease. The property is let on a fully repairing and insuring basis with the owner arranging the insurance which will be billed to the tenant. A two months deposit will be required upon the success on move in of the building which will be returnable at the end of the lease (subject to the property being let and satisfactory condition). The successful tenant will be required to pay half the cost towards the lease agreement. It is our understanding that the premises authorise use under class B1/B8 of the Town and Country Users Act Order 1987.

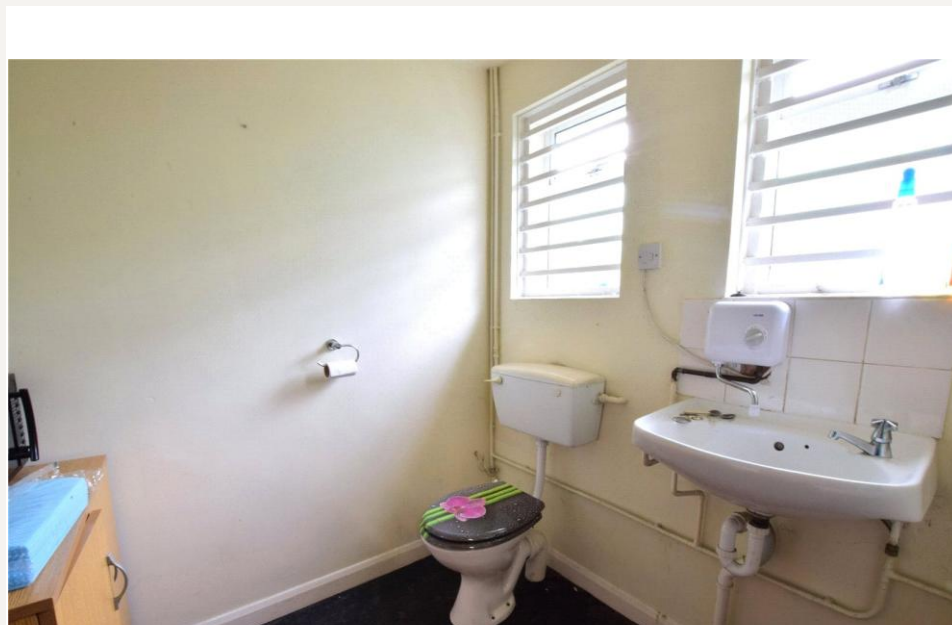
Business Rates

The local authority is Melton Borough council and the business rates for 1st April 2023 to present are £5,300 per annum. However, due to the size of the unit we believe that there may be an element of small business rates relief.

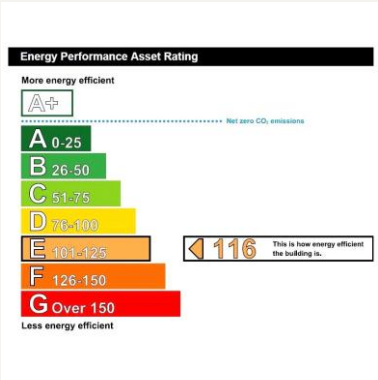
Services

The property benefits from mains electricity, water and drainage and has a three phase electricity supply. We are not aware of any service charge for the individual unit.





Floorplan & EPC



N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



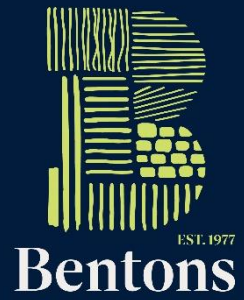
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