



3 Beler Way, Melton Mowbray, Leicestershire, LE13 0DG

Industrial Unit To Let £22,000 Approx. 2,432 Sq. Ft

**Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**3 Beler Way
Melton Mowbray
Leicestershire
LE13 0DG**

Industrial unit / workshop / warehouse To Let
on Leicester Road Industrial Estate,
approximately 2,432 Sq. Ft. Ex-Trade Centre,
but open to all B2/B8 Storage and distribution
and B2 General Industrial.

Leicester Road Industrial Estate in Melton
Mowbray offers a prime business location with
excellent connectivity, modern industrial units,
and a thriving community of over 100
established enterprises.





LOCATION

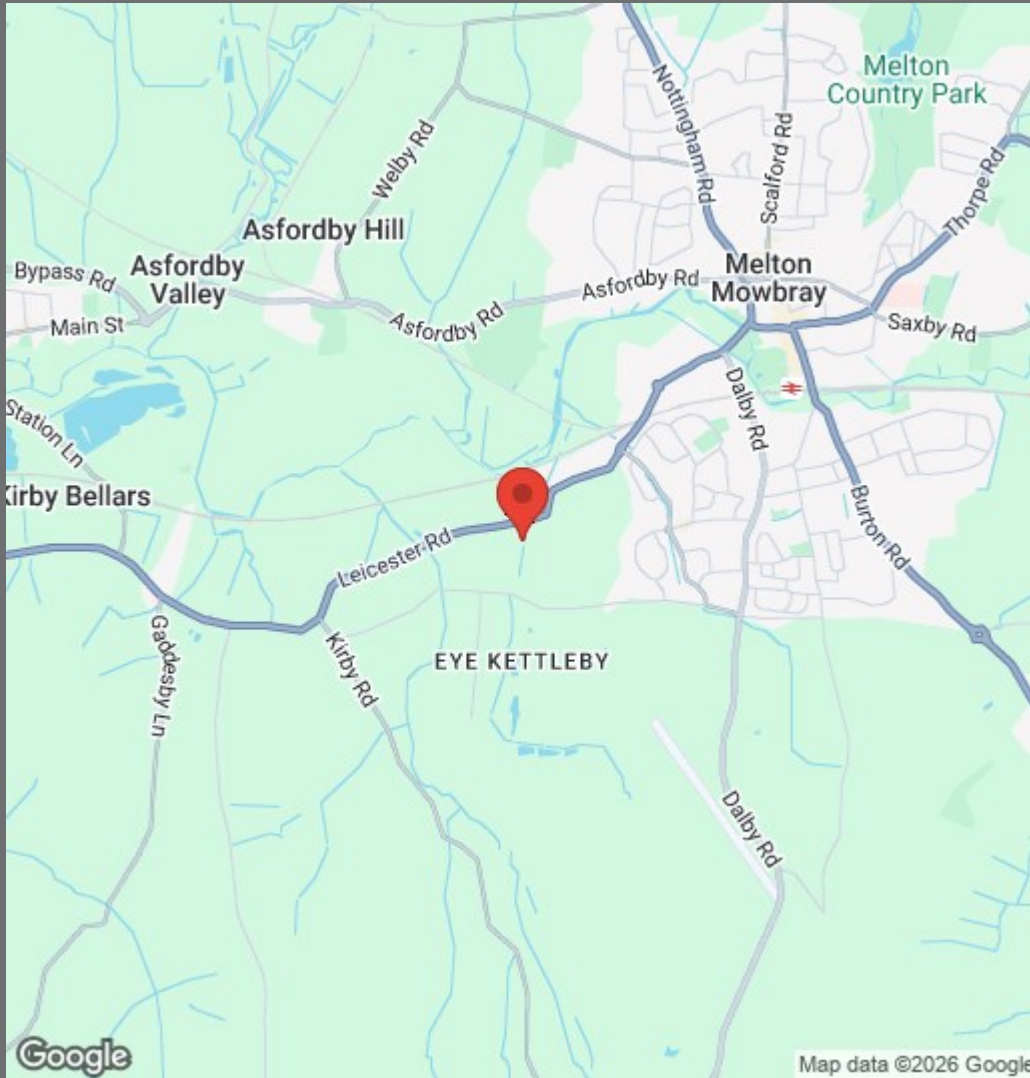
Ideally positioned on the A607 with quick access to the A46, M1, and A1, the estate is perfect for companies seeking efficient logistics and easy regional reach. With a mix of high-quality light-industrial spaces, workshops, and flexible units suitable for growing SMEs, it provides the ideal environment for manufacturing, engineering, trade, and distribution businesses. Well-maintained premises, strong transport links, and a vibrant commercial setting make this estate a standout choice for ambitious businesses looking to expand in Leicestershire.

SPECIFICATION

- Industrial unit / workshop / warehouse
- Floor area of approx. 2432 sq. ft (GIA 222sq.m)
- Access: roller shutter door and pedestrian access
- Yard / external loading / parking
- Construction: Steel portal frame building with
- Access for HGVs / vans
- Parking for staff / visitors
- Potential for secure yard/ compound on a separate agreement

SUITABLE FOR:

- Trades / Builders / Subcontractors
- Light Manufacturing
- Logistics / Distribution
- Trade Counter
- Growing SMEs



GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Melton Mowbray, Leicestershire LE13 1QF. [Tel:- \(01664\) 560181](tel:01664560181) Option 5 Commercial

TERMS: A new internal repairing and insuring lease is offered for a term of three years

VAT: VAT is payable on the rent

SERVICES: Prospective tenants should make their own investigations

RATEABLE VALUE: TBC

EPC: TBC

- Industrial unit / workshop / warehouse
- Floor area of approx. 2432 sq. ft
- £22,000 per annum exclusive of VAT
- Roller shutter door and pedestrian access
- Parking for staff / visitors
- Prime business location with excellent connectivity
- Key routes: A607, A46, major regional connections include A1 and A46
- Access for HGVs / vans

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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Tel: 01664 560181 Option 5 Commercial

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