

## Industrial Unit

Unit C5a  
Melton Commercial Park  
Melton Mowbray  
LE14 3JL

# TO LET

- 1,355 sq ft (125.9 sq m).
- Internal height approx. 7.4m.
- Established commercial location.
- Rental - £8,500 pax.



All enquiries/  
viewing  
requests to:



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**01332 362244**

[www.innes-england.com](http://www.innes-england.com)



## Location

Melton Mowbray is a town in Leicestershire, England, 19 miles (31 km) northeast of Leicester, and 20 miles (32 km) southeast of Nottingham. Melton Commercial Park is located two 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 subject property comprises a corner industrial warehouse building of steel portal frame construction with part brick elevations surmounted by profile steel clad elevations.

Internally, the property is arranged to provide an open plan workshop and benefits from 3 phase electricity, sodium lighting and an electric roller shutter (approx. 4.5 m wide x 4.5 m high).

There is communal parking on site and shared WC's within an external block.

## Accommodation

	sq m	sq ft
<b>Total</b>	<b>125.9</b>	<b>1,355</b>

(Measurements are quoted on a GIA Internal basis, in accordance with the RICS Property Measurement First Edition)

**Internal height of approx. 7.4m**

## Planning

We understand that the premises benefits from a B1 (Business) and B8 (storage/distribution) use.

All planning information and enquiries should be directed to the planning team at Melton Borough Council.

## Tenure

The property is available to let on a full repairing and insuring lease on a term to be agreed.

## Price

£8,500 per annum exclusive.

## Service Charge

An annual service charge will be applicable. The current budget for unit C5a is £2,059.60 + VAT pa

## Rates

The property is currently listed as workshop and premises and has a current rateable value of £7,700. Subject to status, the tenant may qualify for 100% rates relief.

Source: VOA

## Value added tax

It is our understanding that VAT is applicable. All figures are quoted exclusive of VAT.

## EPC

The energy performance asset rating is C (66)



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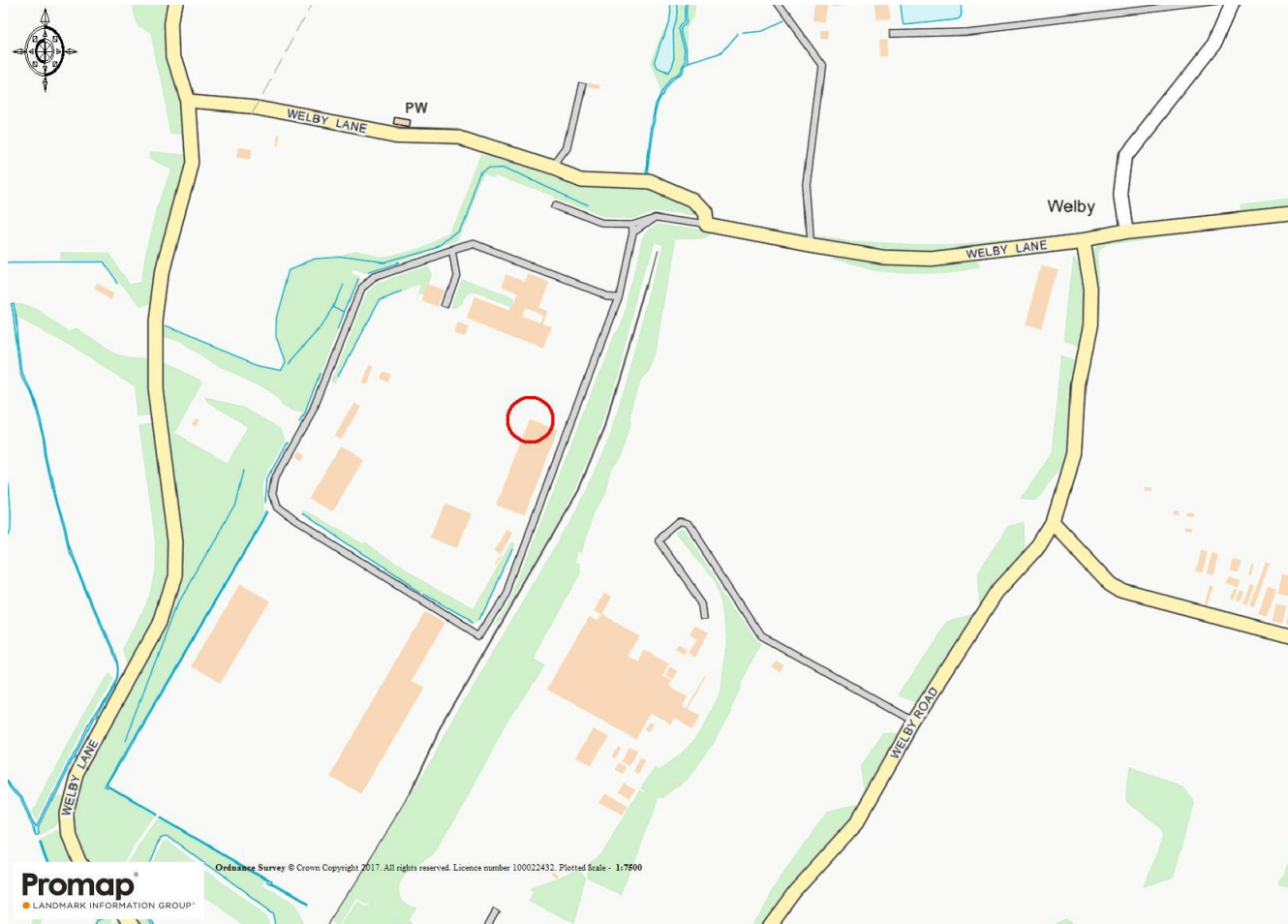
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