



**Unit C6, Melton Commercial Park, Melton Mowbray, Leicestershire LE14 3JL**

## **Industrial Unit**

- ▶ **1,830 Sq Ft (170 Sq M)**
- ▶ **Internal height approx. 7.4m**
- ▶ **Established commercial location**
- ▶ **Excellent onsite parking**

For enquiries and viewings please contact:



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### 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 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.

### Description

The subject property comprises a double fronted, corner warehouse of a traditional steel portal frame construction with cavity brick & block elevations surmounted by profile steel clad elevations.

Internally, the property is arranged to provide an open plan workshop with small block partition office and store. The unit benefits 3 phase electricity, sodium lighting and two roller shutter doors;

4 wide x 4.5 m high and 6.9 wide x 4.5 m high

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

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	170	1,830

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

### Services

We understand all mains services including Three Phase are connected to the property.

### 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.

### Business Rates

The property is currently listed as a warehouse and has a rateable value of £8,500. Source: VOA

Subject to status, the tenant may qualify for 100% rates relief.

### Price

The premises are available to rent for £9,200 Per Annum exclusive.

### Service Charge

A service charge for the upkeep of the common areas and estate will be levied. The current years budget is £3,247.10 + VAT per annum.

### VAT

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

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: E (105)

### Viewings

Viewings are by appointment with Innes England or our joint agent: James Clements of Knight Frank Tel: 0121 233 6460

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