



7b Park Road, Melton Mowbray, Leicestershire, LE13 1TT

**Boutique Ground Floor Commercial Space To Let
£7,000 per annum Approx. 440 Sq. Ft**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**7b Park Road
Melton Mowbray
Leicestershire
LE13 1TT**

Boutique Ground Floor Office/Workspace To let

**Prime Commercial Space in Melton Mowbray,
Approx. 440 Sq. Ft.**

Positioned close to Melton Mowbray's lively town centre, this office benefits from immediate access to local amenities, cafés, retailers, transport links, and public parking. The area attracts a strong mix of local businesses and visitors, making it an ideal base for organisations seeking convenience and visibility.

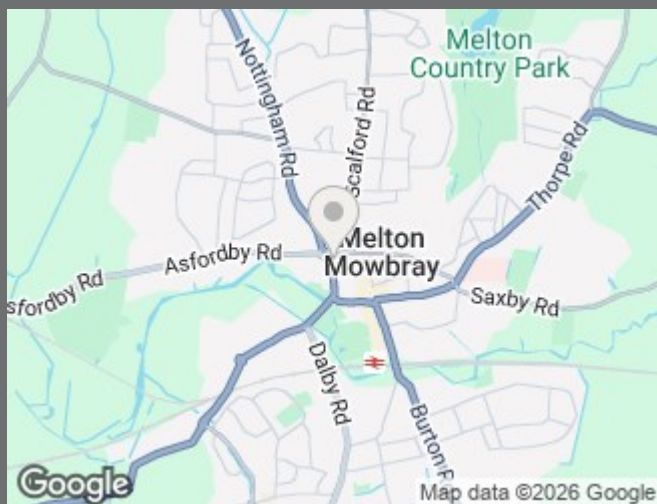




- 450 sq. ft of well-presented office accommodation
- Ground-floor access ideal for walk-in clients and easy accessibility
- Modern, boutique-style interior with neutral décor and quality finishes
- Large frontage with excellent visibility for branding and signage
- Flexible open-plan layout suitable for 4–6 workstations
- Good natural light enhancing a comfortable working environment
- Dedicated WC
- High-speed broadband availability



Destination location ideal for Agents, Offices The service sector to include, Hair, Nails Aesthetics and Massage, Professional services (legal, financial, property, therapeutic)



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel:- (01664) 410166

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

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

EPC: EPC available on request

- **Boutique Ground-Floor Offices/workspace**
- **Approx. 440 Sq. Ft**
- **Prime Commercial Space in Melton Mowbray**
- **£7,000 per annum**
- **Modern, boutique-style interior with neutral décor and quality finishes**
- **Ready-to-occupy space**
- **Central location within a thriving market town**

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

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