

# MELTON COMMERCIAL PARK

A46 MELTON MOWBRAY  
LE14 3JL

From 1.65 acres to 14.5 acres  
Open storage land

Land available



## TO LET

An established business park location  
in Leicestershire

- Up to 2 MVA available on site
- Environment Agency discharge consent
- Rail Connected



Transforming Regenerating Revitalising  
[www.harworthgroup.com/melton-commercial-park](http://www.harworthgroup.com/melton-commercial-park)

# Harworth

# MELTON COMMERCIAL PARK

## DESCRIPTION

Melton Commercial Park is the main employment area within Melton totalling approximately 127 acres and comprises a number of industrial units along with open storage plots.

### Rail linked

The site is rail linked with currently two sidings providing access to both the UK rail network via Melton Mowbray and "Old Dalby", the UK's National Rail Test Track & Electrified Test Track Facility. Melton Mowbray is well located to provide direct rail freight access to the Nuneaton / Felixstowe line together with the UK's other major ports and the national network.

### Power up to 2 MVA

The site can provide up to 2 MVA of electricity and due to grid connection provides export capabilities for renewable energy creation. High power availability subject to set up costs

### Environment Agency discharge consent

The site has Environment Agency discharge consent, suitable for various industrial processing uses and a water abstraction licence.





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## PLANNING

The Asfordby Business Park Development Brief, approved in 2000, confirmed Melton Borough Council's willingness to accept the continued re-use for employment generation of the site. In addition Melton Commercial Park is allocated for employment uses in the emerging Local plan. Interested parties to make their own enquiries with the Local Authority.

## RATES

Plots would need to be assessed for rating purposes upon occupation.

## VAT

We understand that VAT is payable.

## TENURE

The plots are available to let on new lease terms for a period and rent to be agreed depending upon size and specification.

## RENTAL

Rent on application.

## SERVICE CHARGE

There will be a service charge levied in respect of common areas including roadways, landscaping, and security.

## LEGAL COSTS

Each party to bear their own costs incurred in connection with this transaction.



AERIAL VIEW OVER SITE

# MELTON COMMERCIAL PARK

## LOCATION

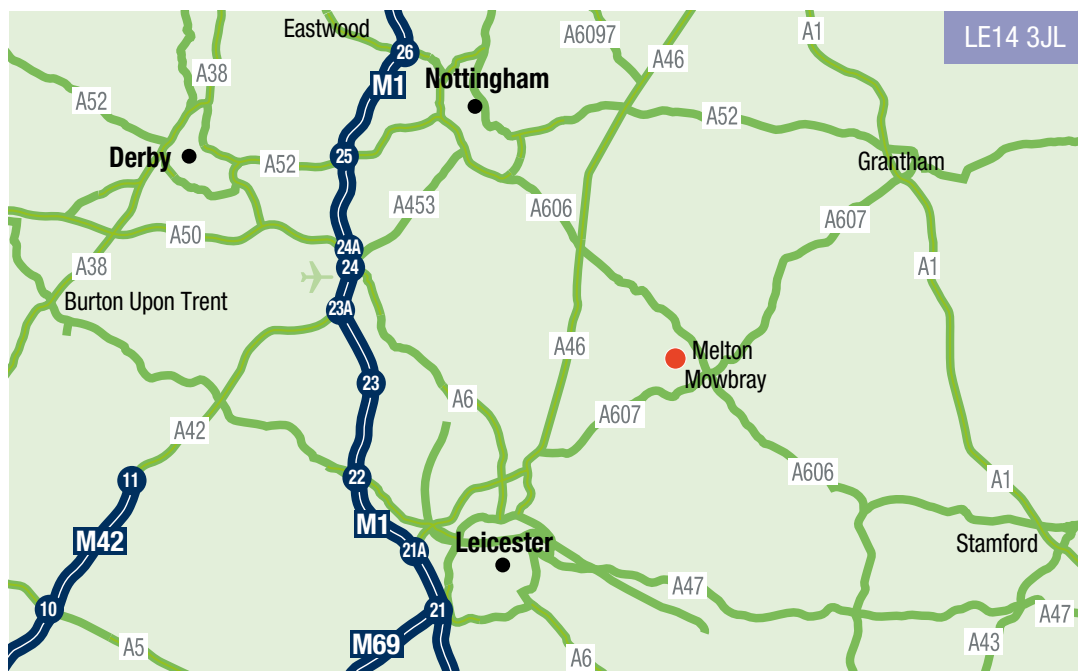
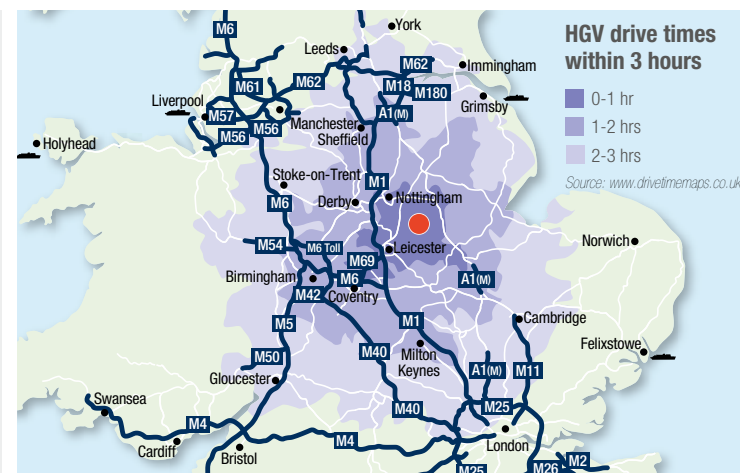
Melton Commercial Park is located two miles north east of Melton Mowbray.

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.

The A1 (T) road is 9 miles to the east and the cities of Nottingham and Leicester are within a 30 minute drive time of the site.

## EXCELLENT ROAD LINKS

HGV drive times	Distance	Time
Melton Mowbray town centre	2.3 miles	8 mins
Leicester	21.7 miles	54 mins
Leicester J21a/M1	28.1 miles	58 mins
Grantham	18.7 miles	53 mins
Nottingham	20.4 miles	29 mins
Newark	29.1 miles	1 hr 4 mins



## CONTACT & FURTHER INFORMATION



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