



OLD DALBY
BUSINESS PARK
A46, LE14 3NJ

unit 5 A-C



WAREHOUSE/INDUSTRIAL UNIT

**50,840 sq ft
(4,723 sq m)**

TO LET

- Secure site with CCTV
- Close to A46
- Low rates
- Available from Jan 2019
- £178,000 pax (£3.50 psf)



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Old Dalby Business Park is a 39 acre site comprising warehousing and manufacturing accommodation with gated entrance and CCTV monitoring it offers tenants a range of units from 1,000 sq ft to 102,000 sq ft on flexible terms.

Description

Unit 5 A-C offers the following:

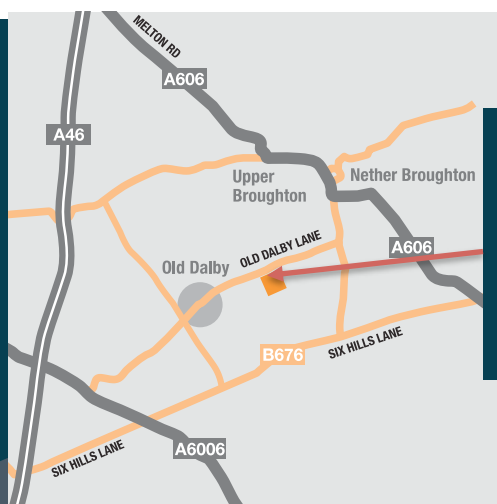
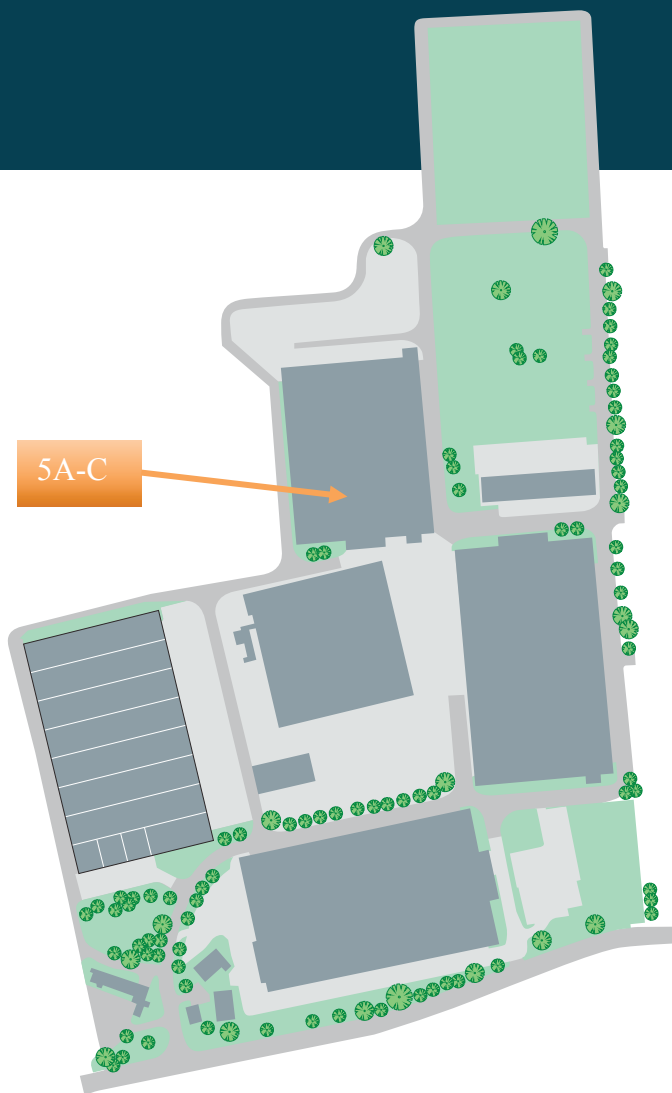
- Steel framed construction
- 4.3 m eaves
- Concrete yard
- WC's + small office
- Large loading area
- Lighting

Terms

New lease with full repairing and insuring subject to a commencing rental of £178,000pa (£3.50psf) +VAT.

Availability

	Sq ft (GIA)	Sq m (GIA)
Unit 5 A-C	50,840	704.6



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Energy Performance Certificate

Unit 5 has an energy performance rating of 58 (band C).

Further Information & Viewing

Please contact the sole joint agents.

**ANDREW+
ASHWELL**

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**AVISON
YOUNG**

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