



Hybrid Style Unit on Popular Business Park

3,000 - 7,697 Sq Ft (278.7 - 715.05 Sq M)

- High Quality Detached Commercial Unit
- Level Access Loading and Attractive Glazed Entrance
- Adaptable for a Multitude of Uses
- Established and Popular Business Park with Easy Access to A52

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Location

Bottesford is a key centre in the well recognised Vale of Belvoir. Sitting adjacent to the A52 - 15 miles east of Nottingham, 13 miles north of Melton Mowbray, and 7 miles west of Grantham, close to the cross county borders of Leicestershire, Nottinghamshire and Lincolnshire. The A1 is 5.5 miles (12 minutes) drive to the East.

Barbrey Business Park is positioned on the immediate West side of Bottesford and has attracted a cross section of businesses - manufacturing, storage, fulfilment and a popular coffee house.

Description

The unit is a detached building of brick and blockwork construction, overlaid with insulated cladding that extends to the eaves and over the pitched roof. Internally, the property is of hybrid style, incorporating an open mezzanine storage area together with office and ancillary accommodation at both floor levels, covering approximately half of the building's footprint.

Property Key Features:

- LED Lighting Throughout
- Level Access Loading
- Air Conditioned Office and Welfare Areas
- Kitchenette and WC Facilities
- 7 Allocated Car Parking Spaces with Additional Onsite Parking
- Fire Alarm
- Security Shutters and Alarm
- Attractive Glazed Entrance

The property can be subdivided into two smaller units of approx 3,500 sq ft each, if required.

Accommodation

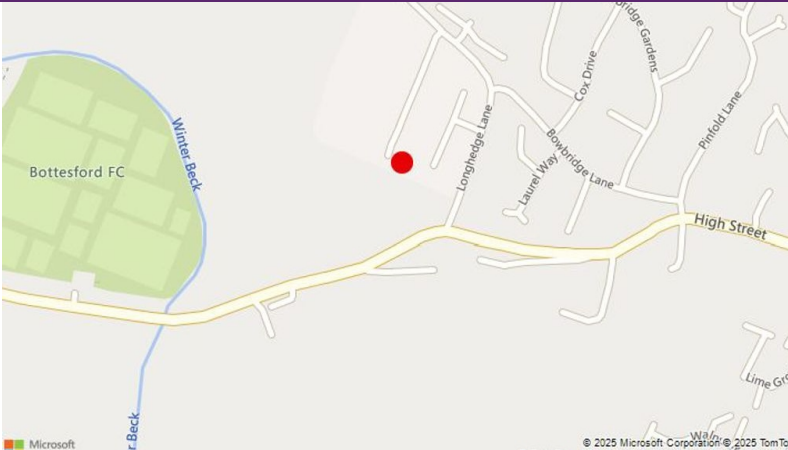
DESCRIPTION	SQ FT	SQ M
Workshop/Warehouse	3,162	293.75
Workshop/Showroom/Ancillary	2,693	250.18
1st floor Storage/Ancillary	1,081	100.42
Mezzanine	761	70.7
TOTAL	7,697 SQ FT	715.05 SQ M

Terms

The property is available for sale at a quoting price of £825,000 or to let by way of a new full repairing and insuring lease at a quoting rent of £44,000 per annum.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

Further Information

For further information please contact the sole agents CPP

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October 2025

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