



End Terrace Unit on Popular Estate 3,373 Sq Ft (313.35 Sq M)

- Level Access Loading
- 4.6m Internal Eaves
- Fitted Offices & WCS

End Terrace Unit on Popular Estate

3,373 Sq Ft (313.35 Sq M)

Location

Melton Mowbray is a key commercial centre within the well recognised Vale of Belvoir, located approximately 21 miles from both Leicester and Nottingham city centres. The town is well served by the principal A roads, including the A606 and A607, which provide convenient access to the A1 and A46.

The M1 motorway, junctions 22-24 lie approximately 20 miles to the west, offering excellent connectivity to the wider motorway network.

Saxby Road Industrial Estate is situated to the east of Melton Mowbray and accommodates a diverse range of occupiers across the manufacturing, storage and fulfilment sectors. The estate is serviced by a local cafe.

Description

The property comprises an end terrace warehouse unit with adjoining ancillary accommodation on the gable end and rear elevation. The warehouse is of steel portal frame construction with blockwork and brick elevations from floor to eaves with the final 1 - 1.5m is clad to the eaves with a pitched roof benefitting from 10-15% translucent panels.

Key Features Include:

- 4.6m internal eaves.
- Lighting
- Level access loading door
- Office/Welfare Provision
- Allocated Yard and Parking

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	1,979	183.85
Office, amenity and ancillary	1,393	129.41
TOTAL	3,373 SQ FT	313.35 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

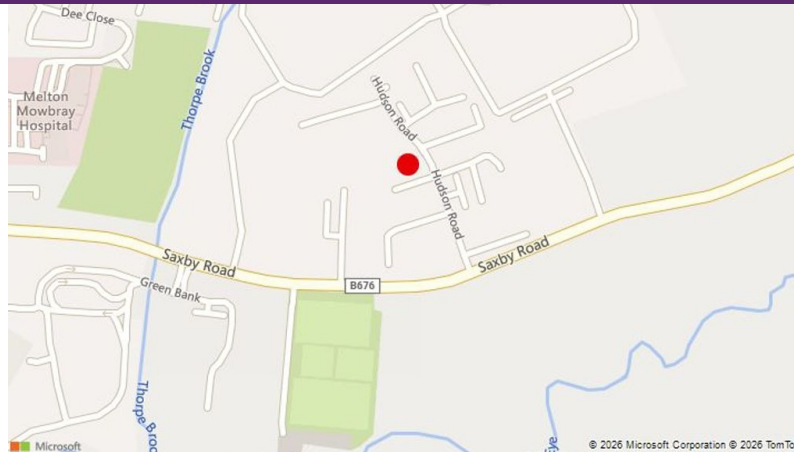
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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