An end terrace workshop/warehouse premises of approximately 3,010 sq ft in a modern portal frame industrial building, situated on a rural estate around 5 miles from Melton Mowbray having direct access to A607 Melton Road and the A1 Great North Road at Grantham.

Excellent access is provided over a new tarmac estate road which will be fitted with electric security gates and a key fob entry system.

Viewing is strictly by appointment with the sole agents.
Tel: 01664 410166
www.shoulers.co.uk
ACCOMMODATION

An end terraced workshop warehouse forming part of an uninsulated unconditioned modern portal frame industrial building situated in nicely landscaped surroundings on a rural industrial park. The unit is accessed over a new tarmac road and electric security entrance gates are to be fitted to the site.

The premises are suitable for a variety of clean, light manufacturing and storage uses. The site is located in the large village of Waltham conveniently placed just 5 miles from Melton Mowbray and 13 miles from the A1, Grantham.

Gross Internal Area: 3,010 sq ft (279 sq m).
(39’ x 77’ 2” approx)

Minimum Eaves Height: 18’
Roller shutter: 15’ 10”
Office/Mess Room: 158 sq ft approx. fitted with sink unit and hot water heater.

The warehouse has a newly painted power floated floor and block lower walls with upper cladding. Access is provided by a roller shutter door and personnel door from a concrete apron and mill waste parking yard outside. A security alarm has been fitted but not tested by the agent.

Internally there is a mix of high pressure sodium lighting and fluorescent lights as well as a good provision of natural light through multiple roof lights.

The Warehouse has use of W.C. facilities close by on site.

N.B. Clean trades only will be considered.

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

TERMS: A new internal repairing agreement is offered for a term of 3 years or more.

VAT: VAT is currently payable in addition to the quoted rent.

SERVICES: Mains 3 phase electricity (sub-meter) and water are connected with single phase and three phase power distribution. The photo-electric generation array on the roof does not form part of the Premises or tenancy.

RATEABLE VALUE: £9,300.

EPC: This building has an Energy Performance Asset Rating Band A. Ref: 9172-3054-0334-0700-9591.

The full EPC available on request and downloadable from: https://www.ndepcregister.com/