



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers



9/10 BARLOWS LODGE COLSTON

HARBY, MELTON MOWBRAY, LE14 4BE

To-Let £530pcm / £6,375 per annum

Located on the border of Nottinghamshire and Leicestershire, Barlow's Lodge is a well-managed site having the benefit of CCTV and a number plate recognition system on a private roadway leading from Colston Lane.

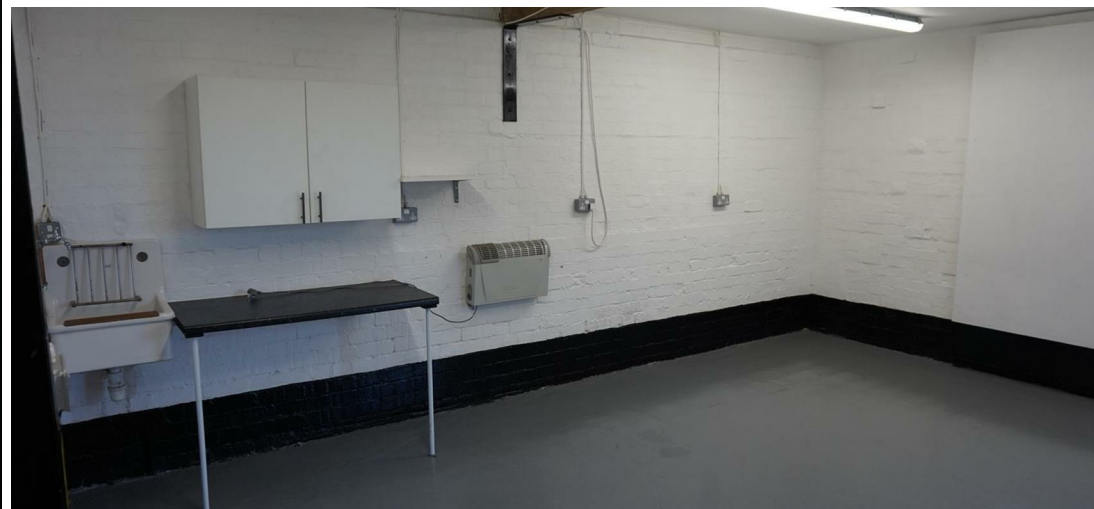
The property is brick built under a tiled roof and comprises a former agricultural building with two interlinking units. Each unit has a painted concrete floor, painted brick walls and under drawn ceiling fitted with new LED tube lighting, benefiting from good single phase socket provision.

Suitable for a variety of light industrial workshop uses and storage of non-flammable items only. Strictly no self-storage or car repairs permitted. Gross Internal Areas: 547.6 sq ft (50.8 sq m) Unit 9: 300 sq ft (27.9 sq m) Fitted with wall mounted sink, electric panel heater and double timber doors onto concrete forecourt.

A plastic louvered roomdivider spans the opening between Units 9 & 10.

Unit 10: 247.6 sq ft (23 sq m) Fitted to one side with high level wall mounted, strong timber shelving platform. Timber personnel door to forecourt. Outside: Concrete forecourt with parking for 1 car or light van.

Communal toilet facilities are available on site.



VIEWING: Strictly by arrangement through Shouler & Son,
County Chambers, Kings Road Melton Mowbray,
Leicestershire LE13 1QF. Tel:- (01664) 560181 **TERMS:**

A short term occupation on a Month-to-Month License on a
tenants internal repairing basis

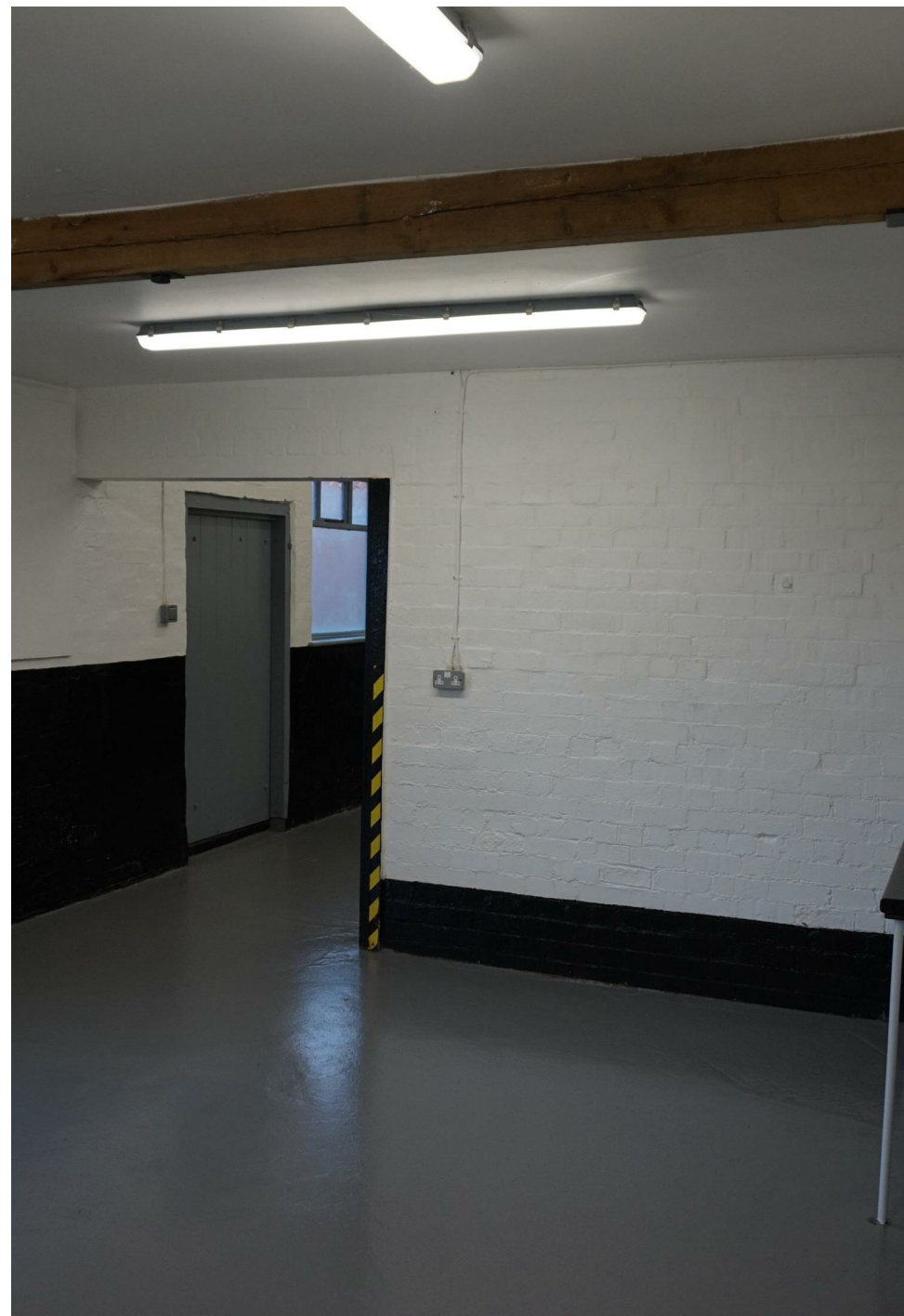
VAT: VAT is not currently payable on the rent.

SERVICES: Sub-metered mains electricity, water and
drainage are connected. The service installations have not
been tested by the agents so prospective tenants should
make their own investigations as to the suitability for their
intended use.

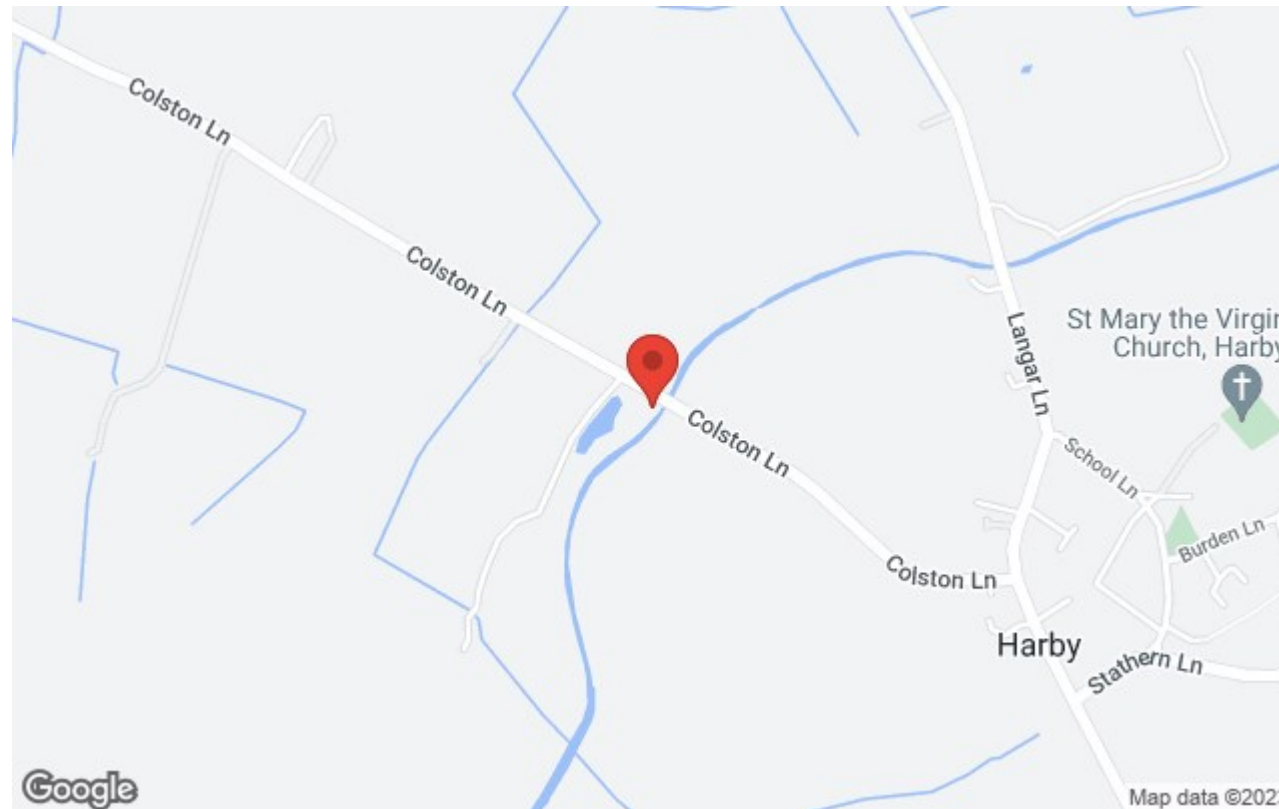
RATEABLE VALUE: No current assessment for business
rates found.

EPC: This building has an Energy Performance Asset
Rating Band E. Ref: 9990-2913-0388-6651-7050.

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



LOCATION



County Chambers, Kings Road,
Melton Mowbray,
Leicestershire
LE13 1QF

www.shoulers.co.uk
E.DANBY@SHOULERS.CO.UK

Tel: 01664 560181

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales EU Directive 2002/91/EC