



UNIT 4 COLSTON LANE

HARBY, MELTON MOWBRAY, LE14 4BE

To-Let £23,000 per annum
B2 & B8 usage

4727 sq.ft

Modern framed Modern Rural Industrial/ Storage Workshop.

Clean warehouse space is offered with generous turning areas to front. Sited at Barlow's Lodge, approximately 1 mile from Harby Village, with good transportation links and convenient access to A52 and A46.

LED Lighting

Electric Roller Shutters

Insulated Walls

Portable Office Pod included (internal)

All services (Water and Electricity) Sub-metered

Parking available





TERMS:

A new internal repairing lease for three years is offered at a Rent of
£26,000 per annum.

RATEABLE VALUE:

No assessment found.

Note: The property has a usage class of : B8 and B2 use

VIEWING:

Strictly by appointment with the Sole Agents: Shouler & Son, County
Chamber, Kings Road, Melton Mowbray, LE13 1QF

Tel: 01664560181

Edward Danby/ Commercial Consultant : 07498749773

SERVICES:

3 phase electricity, sub metered water, use of w.c. The premises are
unconditioned and therefore exempt from EPC requirements.

DIRECTIONS:

Best approached from Harby, where the farmstead lies on the left of the road about a mile outside the village. Otherwise from Colston Bassett, the site
sits about a mile past the Hose turn on the right.



, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
Edward Danby - Commercial Consultant
Tel: 01664 560181
email: e.danby@shoulers.co.uk

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

Energy Efficiency Rating		Current	Potential
102-110	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		

England & Wales EU Directive 2002/91/EC