



**Canary 3, Welby Grange, Welby, Melton Mowbray
LE14 3JL
To Let £11,000 per annum**

**Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**Canary 3
Welby Grange
Welby
Melton Mowbray
Leicestershire
LE14 3JL**

Fantastic 1,388sq.ft Storage/ Light Industrial Unit on exclusive site
Situated on a rural estate around 1 mile from Melton Mowbray having direct access to A606 Melton Road and the A1 Great North Road at Grantham, Nottingham and Leicestershire. Excellent access is provided over a tarmac estate road.

- 1,388 sq.ft £11,000 PER ANNUM
- Phase 3 Electric
- Electric Roller shutter door
- Secure Site
- Fully Insulated
- Ideally suited to Light Industrial, Storage/Distribution/ Workshop





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- Fully Insulated
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- Excellent Location

VIEWING:

Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TERM:

Min 3 YEAR / tenants Internal repairing and Insuring lease

SERVICES:

Mains electricity(3 Phase), water and drainage. Parking spaces and Welfare Unit (W.C's and Kitchen/mess room) for all Unit occupiers. Minimal Service charge to be paid yearly.

VAT: VAT is payable on the Rent



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Melton Mowbray, Leicestershire LE13 1QF

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