



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

**UNIT 2 WELBY GRANGE
BUSINESS PARK**

MELTON MOWBRAY, LE14 3JL

AVAILABLE NOW

£14,500 per annum

TO- LET - 2140 sq.ft

2140 sq.ft - Warehouse/Storage/ Light Industrial. Fantastic secure Commercial Site

Workshop/Warehouse/Storage premises of steel portal frames, electric roller doors, phase 3 electrics and LED lighting approximately 2140 sq.ft in a modern portal frame industrial building, 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 .

A very flexible space to be used for light Industrial workshops or storage and distribution



GENERAL INFORMATION

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.





, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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