

UNIT 7 WELBY ROAD

WELBY GRANGE, MELTON MOWBRAY, LE14 3JL

**1800 sq.ft - £12,500 per annum
exclusive of VAT**

1800 sq.ft - Storage/Distribution. Industrial Warehouse.

Workshop/Warehouse/Storage premises of steel portal frames, electric roller doors, phase 3 electrics and LED lighting approximately 1800sqft 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 .

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ELBY+GRANGE+FARM+MELTON/@52.78275832,-0.91741526,100.94440192a,532.01843028d,35y,351.88852385h,0t,0r/data=CigiJgokCT5dl

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, water and drainage

SERVICE CHARGE: Minimal Service charge to be paid yearly

VAT: VAT is payable on the Rent



**Welby Grange
Business Park**



, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
e.danby@shoulers.co.uk
Tel: 074989749773

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		
23-42	E		
9-22	F		
1-8	G		
100 energy efficient - 100% energy saving			
England & Wales		EU Directive 2002/91/EC	