



**Commercial Farmhouse Office & Showroom with Industrial Unit
Welby Grange, Welby, Melton Mowbray, Leicestershire, LE14 3JL**

**To Let £40,000 per annum
Approx. 6,300 Sq.ft within 1/4 Acre**

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

**Farmhouse Office & Showroom
with Industrial Unit Welby Grange
Welby
Melton Mowbray
Leicestershire
LE14 3JL**

Rural Offices & Showroom to let in beautiful location.

Discover the perfect blend of rustic charm and modern functionality with this unique Farmhouse property, offering versatile office spaces, a dedicated showroom (recently refurbished), and a spacious industrial unit—all available to rent.

Parking for 8-10 cars and sole access to private garden area.





Welby Grange Farm, located near Melton Mowbray in Leicestershire. Direct access to A606 Melton Road, close to Nottingham, Leicester and Grantham

Farmhouse Offices & Showroom

- Set within a beautifully converted farmhouse, the offices provide a warm, professional atmosphere original features, and plenty of natural light
- Multiple office rooms suitable for individual workspaces, meeting rooms, or creative studios
- A dedicated showroom area ideal for product displays, client presentations, or retail use
- Staff kitchen included
- Modern amenities include high-speed internet, heating, kitchenette facilities, and ample parking for staff and visitors
- The layout allows flexibility for a range of businesses, from professional services to design studios or boutique retail, kitchen and bathroom showroom and manufacturing





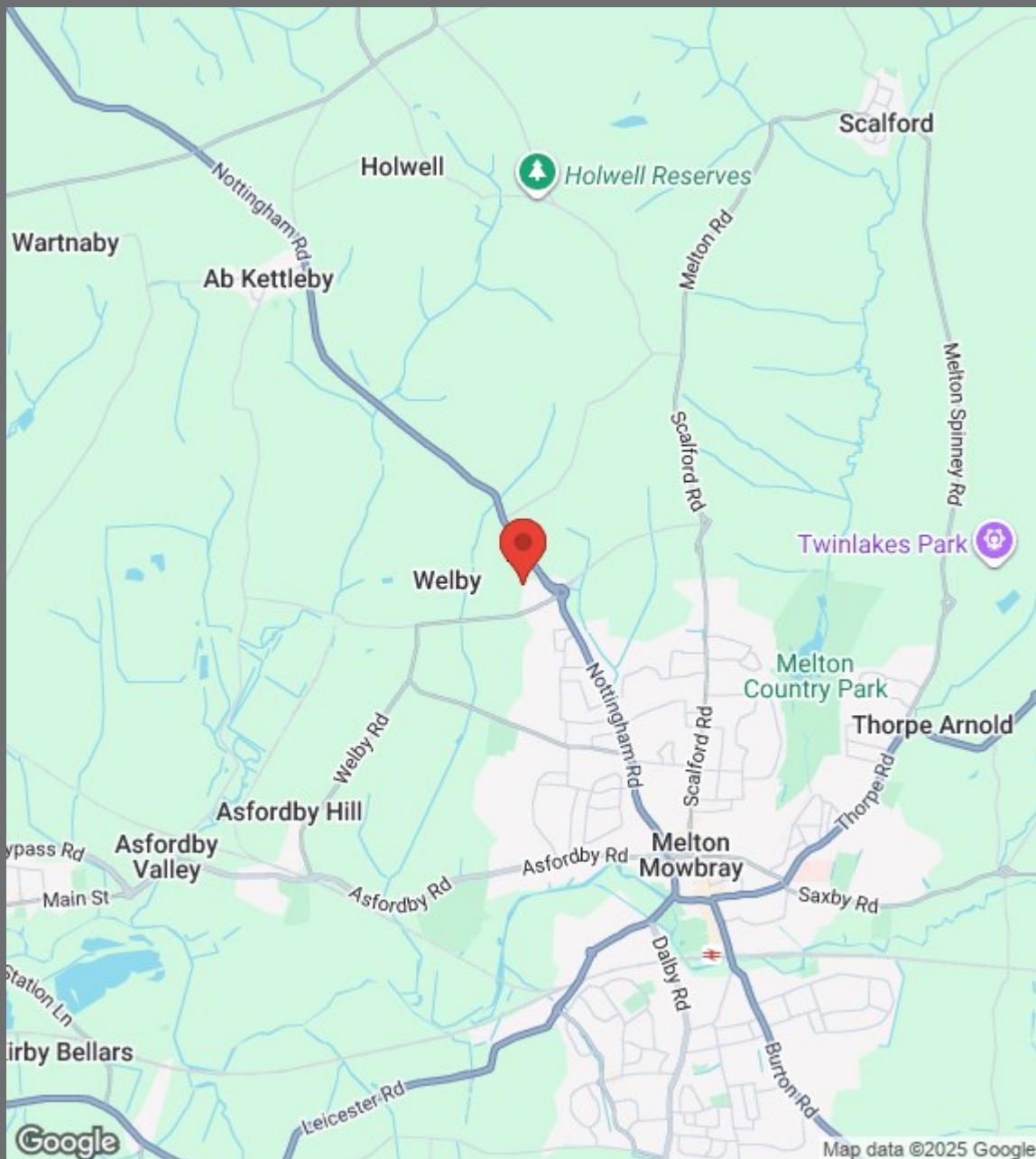
Industrial Unit

- Located on the same site, the adjoining industrial unit offers secure, spacious workspace of 2700 sq. ft for storage, manufacturing, or logistics
 - o Concrete flooring suitable for heavy-duty use
 - o Power and lighting throughout
 - o Easy vehicle access for loading/unloading
- Ideal for businesses needing both a front-of-house presence and back-end operational space
- Conveniently situated with excellent road access forming part of the new Melton A606 bypass, making it easy for staff, clients, and deliveries
- A peaceful rural setting, offering a professional yet welcoming environment

Suitable for:

- Showroom-based businesses with warehousing or production needs
- Creative industries seeking characterful office space
- Growing companies wanting combined office and industrial facilities on one site





Rural Offices, Showroom & Industrial Unit To Let
Property consists of 6 offices; Kitchen; WC and Shower Room
Property approx. 3,600 Sq. Ft
Well stocked garden approx. 10,000 Sq. Ft
Parking for 8-10 Cars
Industrial Unit 2,700 Sq. Ft
Direct access to A606 Melton Road, close to Nottingham, Leicester and Grantham
£40,000 per annum + VAT
Excellent access is provided over a tarmac estate road.

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



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

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Tel: 01664 560181 (Option 5)


Land & Estate Agents, Valuers & Auctioneers

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