



**Unit and Compound, The Gate House, Station Yard Harby Lane,
Stathern, Melton Mowbray, Leicestershire, LE14 4HJ**

To Let £18,000 per annum Approx. 2,300 Sq. Ft

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

Unit and Compound
The Gate House, Station Yard Harby Lane
Stathern
Melton Mowbray
Leicestershire
LE14 4HJ

Workshop/shed To Let approx. 1700 sq. ft with approx. 6000 sq. ft of compound – Insulated Unit, electric roller shutters. Phase 3 electric. £18,000.00 per annum.

The 7 Acre Stathern site houses numerous businesses which include Commercial Units and Hardstanding in gated compounds and lies on the outskirts of the village.





Location

The workshop and shed sits on a site with several commercial units on the outskirts of Stathern village.

Stathern is a small rural village about 9 miles northeast of Melton Mowbray. It's historically agricultural, with strong ties to nearby Harby and Redmile, and today acts as a quiet commuter and farming community with Melton providing the main services, market links, and identity for the area.

The A607, A46, and A52 are the major trunk roads linking Harby and Stathern to the regional and national road network. Locally, Stathern Lane/Harby Lane ties the two villages together, but the trunk connectivity comes from those three main routes. Stathern Station yard lies on the outskirts of the village, accessed via a wide access road, capable of serving artic/ haulage traffic.

The 7 Acre Stathern site houses numerous businesses which include Commercial Units and Hardstanding in gated compounds.

Shouler and Son have been instructed to market several other Commercial Units and compounds on this site, to include:

Hangar with parking apron and compound 3000 sq. ft with access to a welfare unit and electric - £8,000 per annum

Compound 1 – approx. 7000 sq. ft secure with palisade fencing
£12,000 per annum

Compound 2 – approx. 7000 sq. ft secure with palisade fencing
£12,000 per annum

Hardstanding – 2 Acre site. - (95,000 sq.ft) secure with palisade fencing.
£ 75,000 per annum

All compounds and units are accessed via an estate road, suitable for all vehicles including Haulage and Arctic.

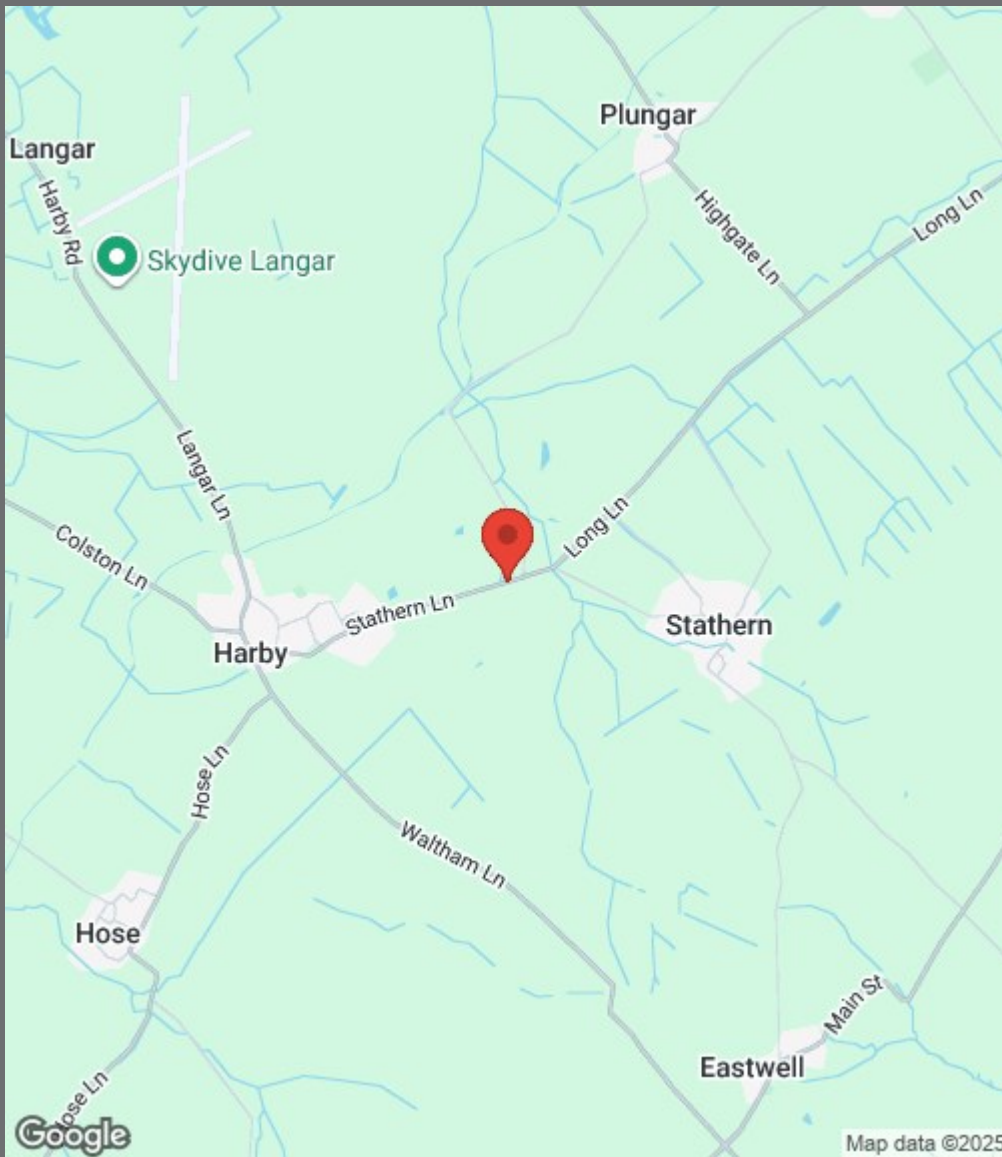


Andy King Spares
& Restoration
Auto parts store

Station Farm

Station Farm

Archworks Engineering



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

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- Unit and Compound Approx. 2,300 Sq. Ft
- £18,000 per annum
- Workshop/Shed 1,700 Sq. Ft
- Compound 6000 Sq. Ft
- Within 7 Acre Stathern Site
- Insulated Unit with Electric Roller Shutter
- Close to A607, A46 and A52

Viewing: Strictly by arrangement through Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel: 01664 560181 Option 5 Commercial

Terms: The property will be available on a Tenancy at Will basis on terms to be agreed

VAT: VAT is not payable on the rent

Services: Phase 3 Electric, Water and WC facilities

EPC: TBC

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