



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

To Let £8,000 per annum Approx. 3,000 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

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

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





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

Workshop/shed @ 1700 sq. ft with approx. 6000sq. ft of compound – Insulated Unit, electric roller shutters. Phase 3 electric

£18,000 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. 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.

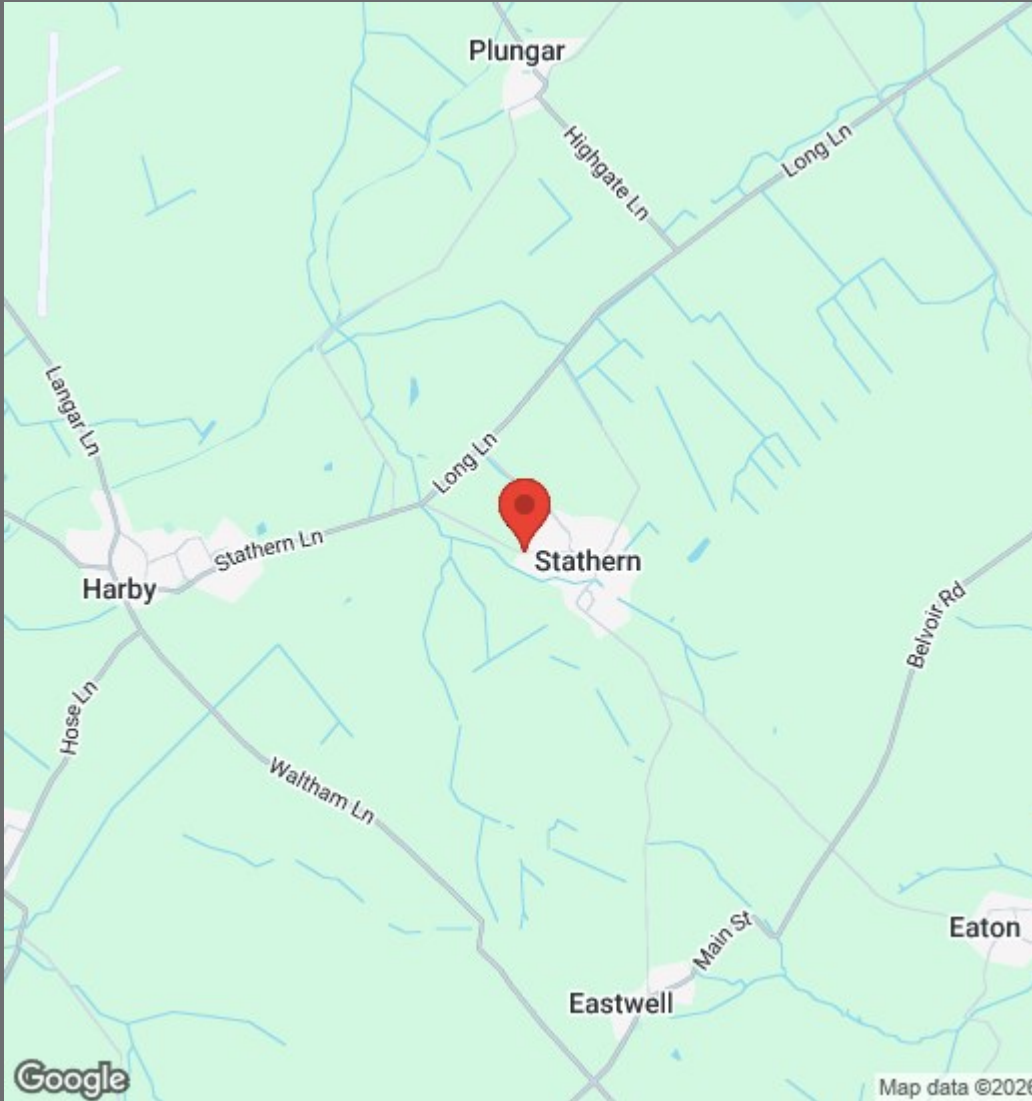
Location

The Hangar and Compound 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.



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: Access to a welfare unit and electric

EPC: N/A

- Hangar and Compound Approx. 3000 Sq. Ft
- £8,000 per annum
- Within 7 Acre Stathern Site
- Access to a W/C and electric
- Close to A607, A46 and A52

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

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 Option 5

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.