



Exclusive Site

Potential to increase Unit size to 2314 sq.ft approx

Units can be interlinked with ground floor knocked through access

Call for details

01664560181

EXCLUSIVE SITE, Potential to have internal access between 2 Units, To increase to 2614 sq.ft, Unit 5 Rotherhill Business Park, Thrope Road, Melton Mowbray, LE13 1FU

£14,000 Per annum Approx. 1158 Sq. Ft

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

EXCLUSIVE SITE

Potential to have internal
access between 2 Units
To increase to 2614 sq.ft
Unit 5 Rotherhill Business Park,
Thrope Road
Melton Mowbray

1 E12 1E11

Exclusive site with Hybrid Office/Workshop . Potential to knock
though to a second unit to created twice the ground floor and first
floor area to 2614 sq.ft

Ideal for smaller storage , (requiring linked office space) ,
manufacturing business, and requiring that client wow factor.

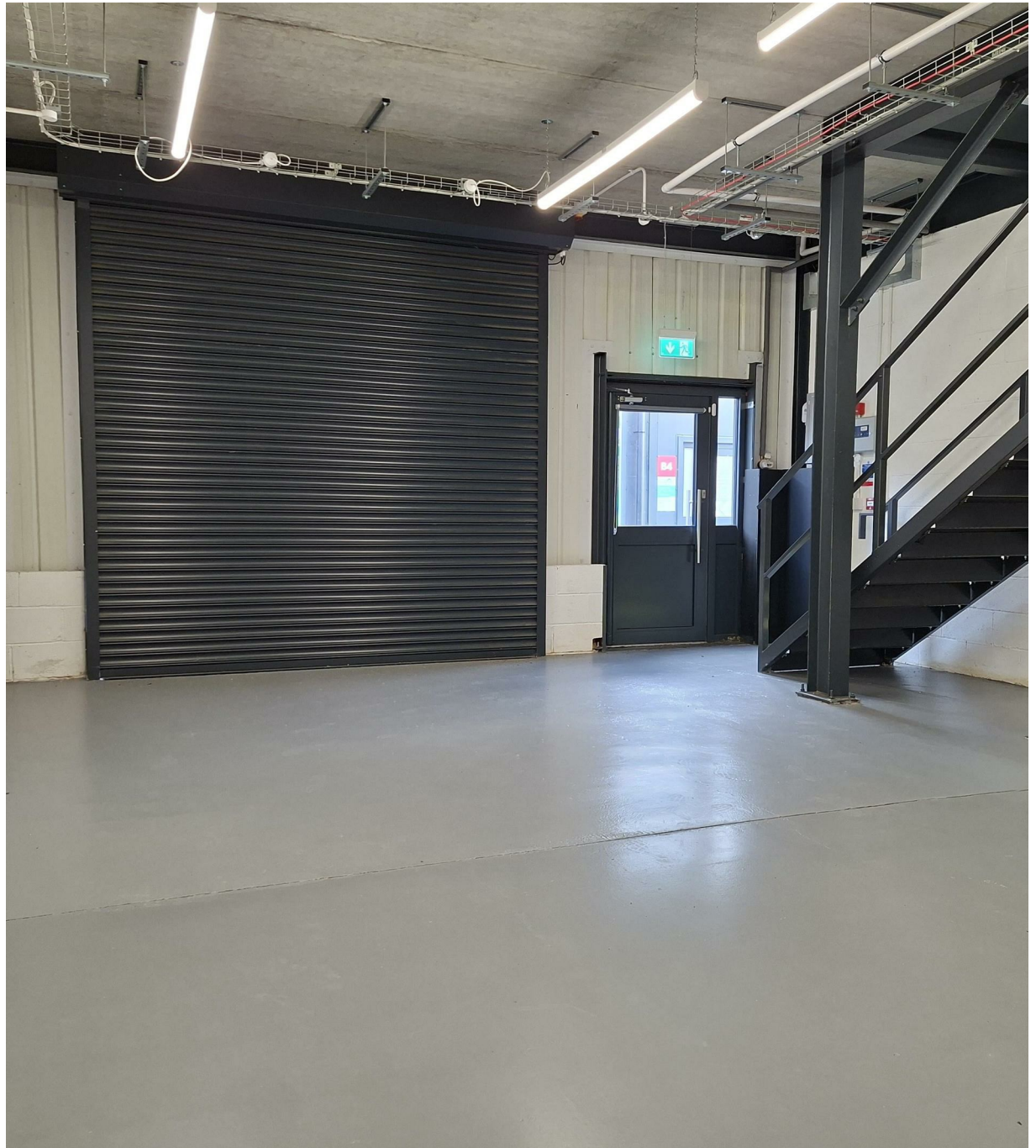
5 minutes from the town centre and new distribution By-Pass

A refurbished light industrial unit approximately 1158 sq ft over two
floors.

Potential for 2 units to be interlinked if more space required.

Rotherhill Business Park is a business hub for local enterprises
offering a mix of modern and well presented light industrial and hybrid
business units. C5 is situated at the right of the site within a self-
contained building, comprising two storey open plan accommodation
with a light and airy feel. Ideal for micro/small to medium business
falling within Class E, formally B1, B2 and B8.

The Rotherhill Buiness Park is located east of Melton Mowbray town
centre with frontage and access to the A607, Thorpe Road. This
location is approximately 20 miles from Nottingham and Leicester
and allows easy access to the A46 and A1.





SPECIFICATION

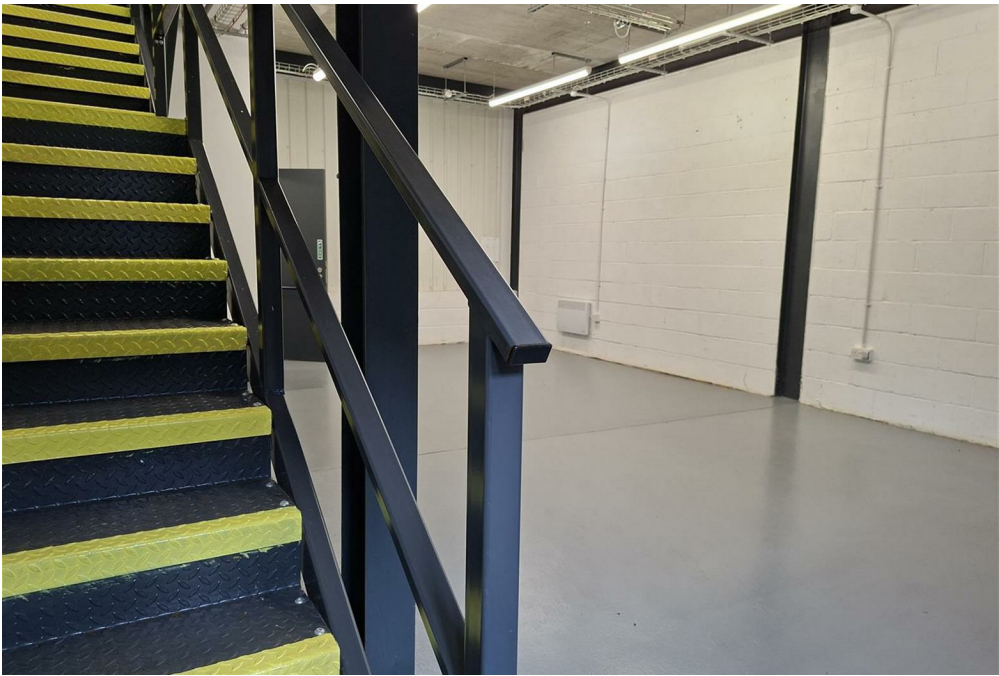
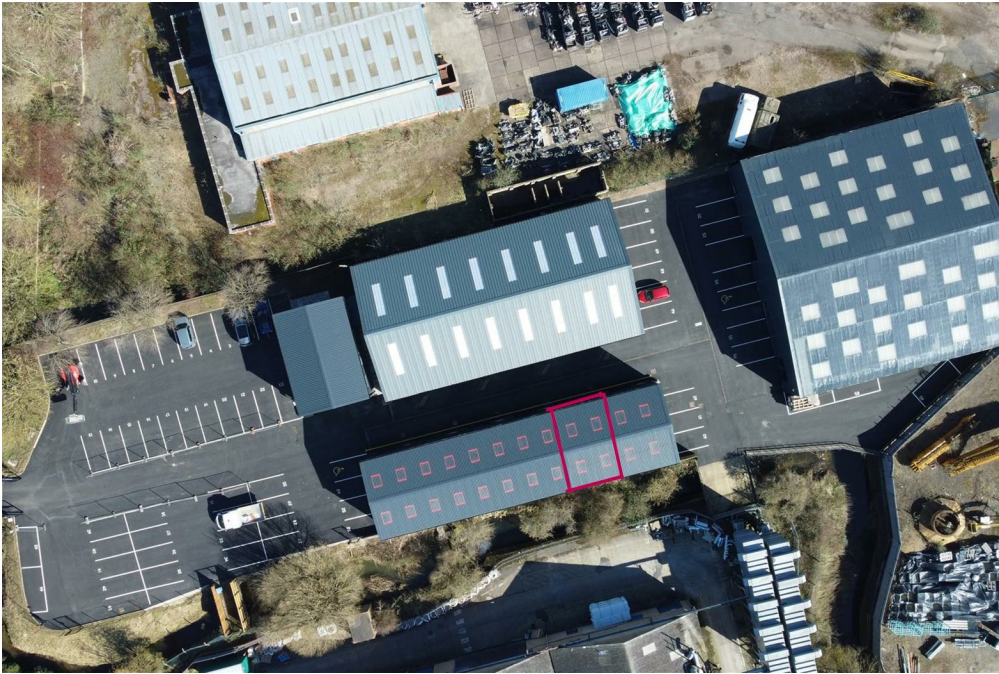
Unit C5 offers a rare chance to rent a Light Industrial building forming part of an insulated conventional portal frame construction with insulation cladding systems under a pitched roof, having stylish new Upvc double glazed windows on the 1st floor.

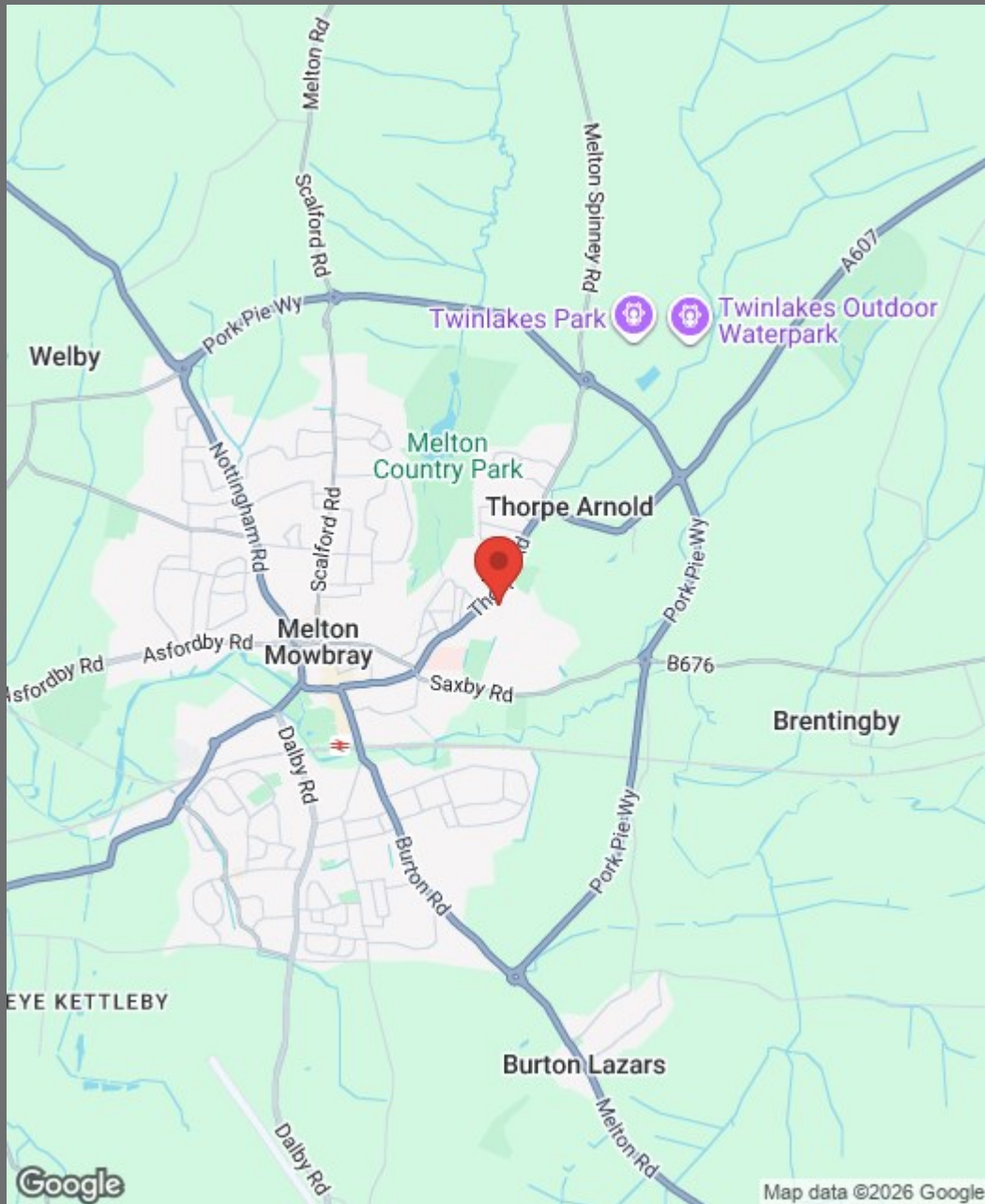
Internally the ground floor offers painted concrete flooring, 3 phase electrics, modern programmable electric panel heating, broadband and LED lighting, Fire Alarm system and W.C. with disabled access, hot water heater and emergency assist alarm. Access via a personnel door, with 10ft x 9ft electric roller shutter door to the front of the unit. Minimum eaves height to mezzanine : 10.26 ft.

Open tread metal staircase to:

The 1st floor offers carpeted Offices/Storage area, suspended ceiling with recessed LED lighting, modern programmable electric panel heating, kitchenette with hot water heater, adequate sockets and data cabling. The whole unit is self contained , having its own independent entrance located to the front of the property. The property is accessed directly from the main parking area and is offered with 2 car parking spaces.

The site has an electric entry gate system and security fencing.





Add Caption here

- **Exclusive Site. Potential to have internal access between 2 Units Increasing to 2314 Sq.ft.,**
- **Designated car parking allocation of 2 spaces**
- **Class E, Commercial and Business service uses**
- **Fully managed and secure estate**
- **Excellent business location within walking distance of Melton Mowbray town centre**
- **1158 Sq. Ft**
- **£14,000 per annum**
- **Office/Storage area**
- **Fully occupied Business Park**



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