



**Unit 3 Fairfield Industrial Park Melton Road, Waltham On The
Wolds, Melton Mowbray, Leicestershire, LE14 4AJ**

To Let £18,500 per annum Approx. 3,010 Sq. Ft

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

**Unit 3 Fairfield Industrial Park
Melton Road
Waltham On The Wolds
Melton Mowbray
Leicestershire
LE14 4AJ**

An end terrace workshop/warehouse premises of approximately 3,010 sq ft in a modern portal frame industrial building, situated on a rural estate around 5 miles from Melton Mowbray having direct access to A607 Melton Road and the A1 Great North Road at Grantham.

Excellent access is provided over a new tarmac estate road which will be fitted with electric security gates and a key fob entry system.





ACCOMMODATION

An end terraced workshop warehouse forming part of an uninsulated unconditioned modern portal frame industrial building situated in nicely landscaped surroundings on a rural industrial park. The unit is accessed over a new tarmac road and electric security entrance gates are to be fitted to the site.

The premises are suitable for a variety of clean, light manufacturing and storage uses. The site is located in the large village of Waltham conveniently placed just 5 miles from Melton Mowbray and 13 miles from the A1, Grantham.

Gross Internal Area: 3,010 sq ft (279 sq m)
(39' x 77' 2" approx)

Minimum Eaves Height: 18'

Roller shutter: 15' 10"

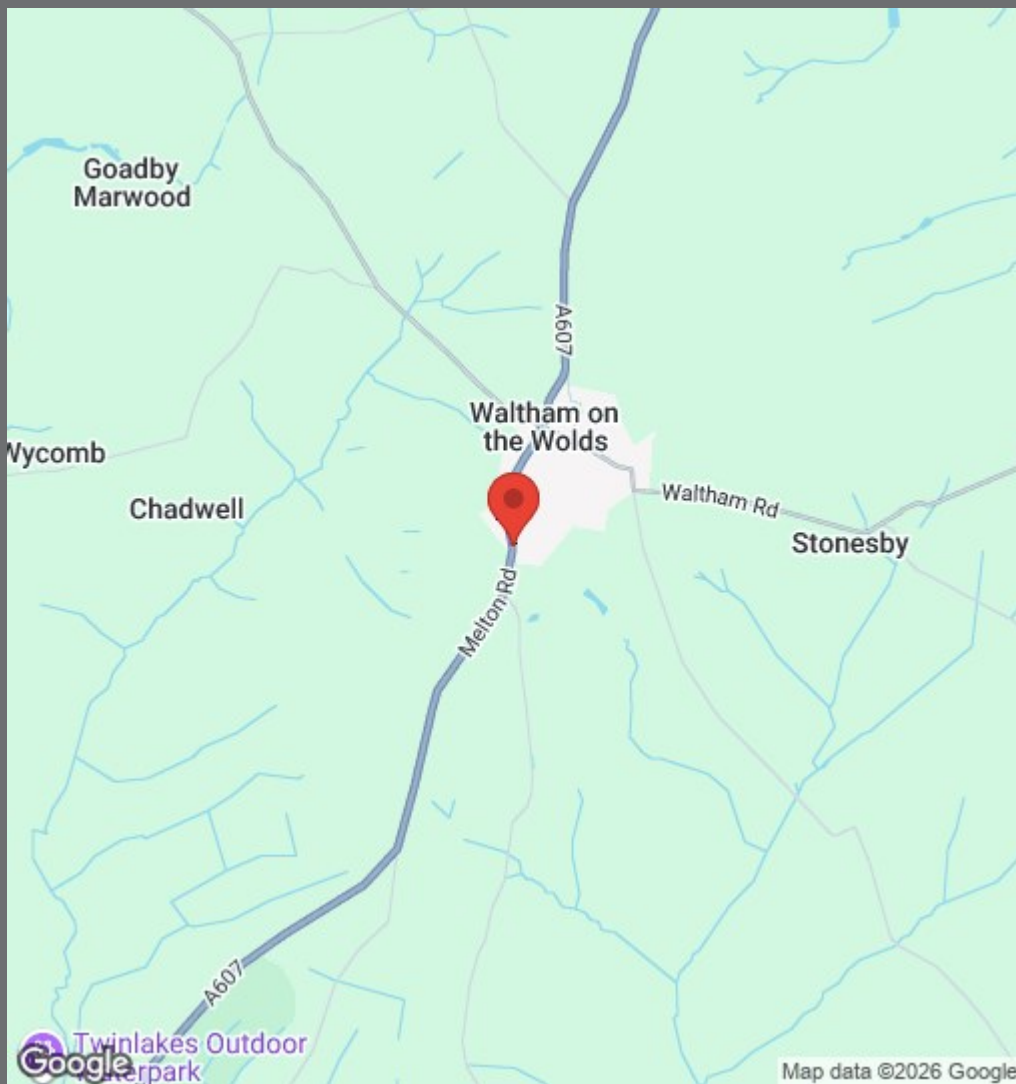
Office Room: 158 sq ft approx. fitted with sink unit and hot water heater.

The warehouse has a painted power floated floor, block lower walls and upper cladding with access provided by a roller shutter door and personnel door from a concrete apron and mill waste parking yard outside. A security alarm has been fitted but not tested by the agent.

Internally there is a mix of high pressure sodium lighting and fluorescent lights as well as a good provision of natural light through multiple roof lights.

The Warehouse has use of W.C. facilities close by on site.

N.B. Clean trades only will be considered.



GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF [Tel:- \(01664\) 560181](tel:01664560181) Option 5 Commercial

TERMS: A new internal repairing agreement is offered for a term of 3 years or more

VAT: VAT is currently payable in addition to the quoted rent

SERVICES: Mains 3 phase electricity (sub-meter), water and telephone line to be connected

RATEABLE VALUE: To be assessed on occupation

EPC: Exempt - unconditioned warehouse space

- Warehouse/Workshop
- Rural business estate location
- 5 miles from Melton Mowbray
- £18,500 per annum
- 3,010 Sq. Ft.
- Secure site with key fob entry

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

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

Tel: 01664 560181 Option 5 Commercial

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.