

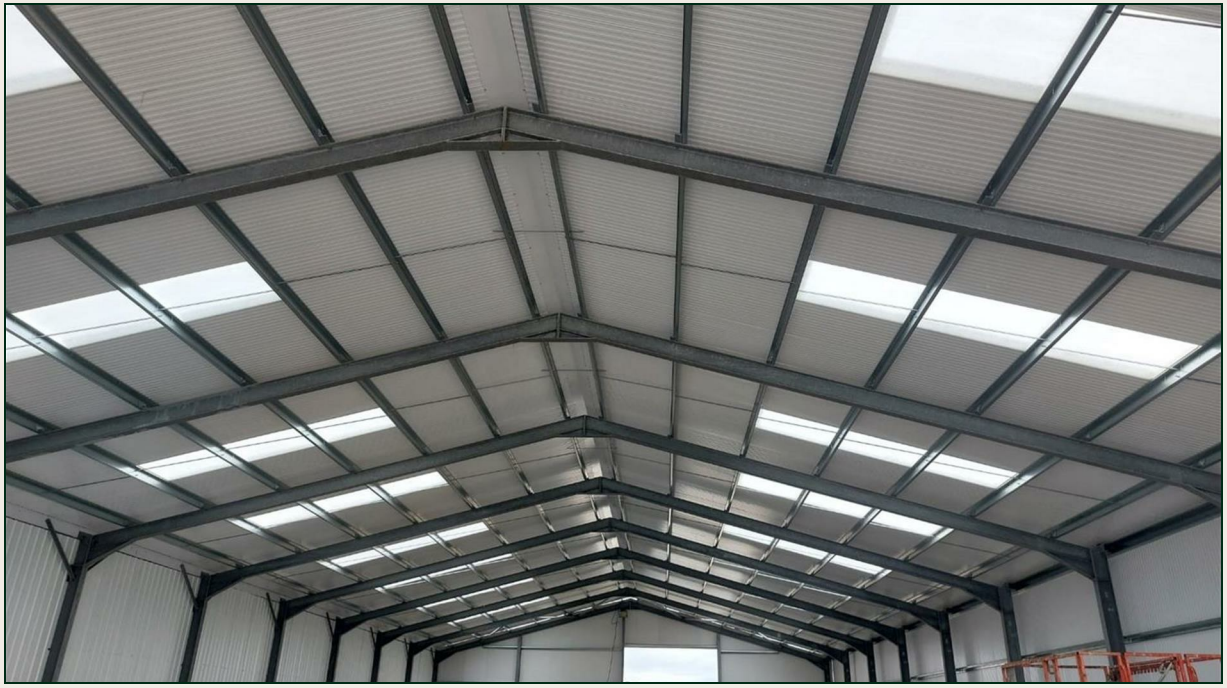
Unit 14b, FairField Farm Melton Road, Waltham On The Wolds, Melton Mowbray, LE14 4AJ

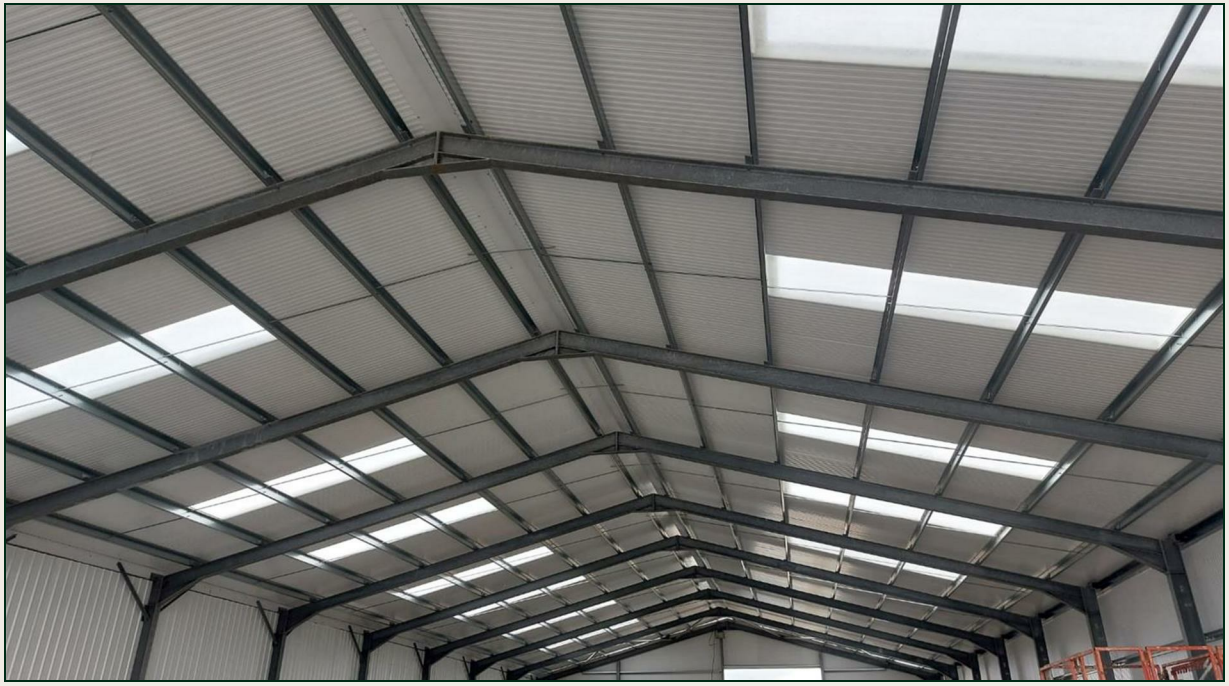
To Let £33,750 Per Annum

Approx. 4,500 Sq. Ft.

SHOULERS
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RESIDENTIAL | RURAL | COMMERCIAL

Unit 14b
FairField Farm Melton Road
Waltham On The Wolds
Melton Mowbray
LE14 4AJ





NEW INDUSTRIAL / WAREHOUSE UNIT TO LET

DEVELOPMENT OVERVIEW

A high-quality industrial and warehouse approximately 4,500 sq. ft.

The development is suitable for a range of occupiers requiring modern industrial, warehouse, storage, distribution or light manufacturing accommodation.

LOCATION

Strategically located at Waltham on the Wolds, LE14 4AJ, approximately 5 miles north-east of Melton Mowbray, providing excellent access across the East Midlands and East of England. The site benefits from direct access to the A607 Melton Road and onward connections to the regional and national road network.

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SPECIFICATION

The unit will be completed to a high specification including:
- Fully insulated steel portal frame construction
- Electric roller shutter loading doors
- Separate pedestrian access doors
- 3-phase electricity supply
- Mains water connection
- Foul drainage
- High-efficiency LED lighting throughout
- Power-floated concrete floors
- Generous internal eaves height
- WC facilities
- Dedicated parking and loading areas
- Landscaped external areas

SECURITY FEATURES

The site will benefit from comprehensive security measures including:
- Secure fenced and gated estate
- CCTV monitoring throughout the development
- Key-code / fob-controlled access
- External security lighting
- Controlled vehicle entry and exit

PLANNING USE

The unit is available under:
Class B2 – General Industrial
Class B8 – Storage & Distribution
Suitable for:
- Warehousing
- Logistics operations
- Storage businesses
- Manufacturing
- E-commerce fulfilment
- Engineering and fabrication businesses





GENERAL INFORMATION

RENT: £33,750 , in advance, exclusive of rates.

VIEWING: Strictly by appointment with Shoulers LLP, Tel:- 01664 560181 Option 5 Commercial

SERVICES:

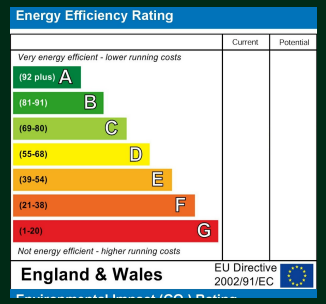
TENURE: The premises are availble To Let by way of a new lease, wih terms to be agreed. Min 3-Years

TERM: Term to be discussed and agreed.

EPC: This property has an Energy Performance Efficiency Rating Band . Ref

VAT:

RATEABLE VALUE:



EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



- New Industrial / Warehouse Unit To Let
- Development Overview - Approx 4,500 Sq. Ft
- self-contained units to include W/C- Water
- £33,750 per annum
- Unit GIA 4,500 Sq. Ft
- Fully insulated steel portal frame construction
- Secure fenced and gated estate
- A607 Melton Road – Direct access from the site
- Excellent connectivity to major freight and distribution routes A46; A1 and A52

Shoulers LLP, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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

Tel: 01664 560181 Option 5 Commercial

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