



## MELTON MOWBRAY

8 DIGBY DRIVE, LEICESTER ROAD INDUSTRIAL  
ESTATE, LE13 0RQ.

To Let:  
**£31,000pa**

An insulated detached industrial premises of 5,470 sq ft approx. gross internal area including mezzanine, with substantial fenced yard area of approximately 700 sq yds. The entire property has undergone a programme of redecoration to include newly carpeted offices.

The property is conveniently located on the town's principal business estate off Leicester Road, 8 miles from the A46 and 22 miles from the M1 having good access to Leicester approximately 15 miles away via the A607.

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# Large Industrial Unit & Yard.

## ACCOMMODATION

A detached industrial premises built around 1989, comprising a double unit of steel portal frame construction with brick and block lower walls, insulated clad upper parts and translucent roof lights.

The unit was occupied from new by a local engineering firm and for the last 17 years by the outgoing tenant therefore offering a rare opportunity to rent a unit of this size on the town's principle industrial estate.

The property is offered newly decorated and currently arranged with approximately 20% offices/amenity content and a large factory workshop. There is 3 phase electricity and a gas blower heater to the factory. The offices have been newly carpeted, having underdrawn ceilings, a gas fired wet central heating system and a mix of recessed and fluorescent lighting.

**Gross Internal Floor Area:** 5,470 sq ft (508.18 sq m)

**Minimum Eaves height:** 12ft 7" (3.83m)

**Entrance Lobby:** with carpet tile flooring leading to:

**Accessible W.C.**

**Office 1:** 139 sq ft approx. with window to front with door into:

**Office 2:** 134 sq ft approx. with window to front plus window and door into factory.

**General Office 3:** 382 sq ft approx. L-shaped with windows to front and side and door leading to rear cloaks lobby.

**Mess room/Canteen:** 145 sq ft approx. with vinyl floor tiles, kitchenette sink unit, electric water heater and worktop.

**Gents W.C.**

**Factory Workshop:** 3,819 sq ft (354.79 sq m) with fluorescent lighting and newly painted block walls and concrete floor. Sliding goods door: (H) 9' 10" x (W) 11' 4" leads onto concrete apron at the front. Two fire exits to rear and one to front.

**Mezzanine:** 521 sq ft (48.46 sq m) fully boarded to provide additional low height storage space over the office/amenity accommodation.

**Outside:** A fenced and gated compound of approximately 700 sq yds (585 sq m) provides secure external storage land recently resurfaced with tarmac and gravel.

## GENERAL INFORMATION

**VIEWING:** Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

**TERMS:** A new full repairing and insuring lease is offered for a term of 3 years or more.

**VAT:** We understand that VAT is not payable on the rent.

**SERVICES:** Mains electricity, gas, water and drainage are connected. The service installations and electrical appliances have not been tested by the agents. Prospective tenants should make their own investigations.

**RATEABLE VALUE:** £22,750.

**EPC:** This building has an Energy Performance Asset Rating Band D. Ref: 0920-9960-0343-0090-5040.

The full EPC available on request and downloadable from:  
<https://www.ndepcregister.com/>



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Melton Mowbray, Leicestershire LE13 0UJ

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