



MELTON MOWBRAY

21 KINGS ROAD, LE13 1QF

To Let:
£10,000pa

A single storey industrial premises of approximately 1,800 sq ft with rear loading door, offering a rare opportunity to rent a property of this type close to the town centre, conveniently located just off the town's main arterial road Norman Way.

The property would be suitable for food manufacturing, as a storage warehouse or alternative clean business uses.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Workshop/Warehouse Premises

ACCOMMODATION

Built in 2006 of steel portal frame and brick construction under a insulated pressed steel roof, the property has been used since construction as a manufacturing and retailing bakery premises, comprising a large production area with roller-shutter and personnel doors providing access at the rear from a concrete yard with parking for approximately 3 vehicles, and shop and offices at the front.

The property is served by good power distribution of both single phase and very high capacity three phase supply to the production area with suspended T8 fluorescent lighting. A fire alarm system has been fitted to the property.

The premises would suit continued food use or other clean light industrial, B1 business use or storage warehouse use. Alternative uses will also be considered subject to necessary planning consents.

Gross Internal Area: 167.22 sq m (1,800 sq ft) approx.

Production area: 117.80 sq m (1,268 sq ft) approx.

Currently fitted out for food production with wipe clean wall cladding, a painted concrete floor, stainless steel sink unit and separate hand wash basin. Hot water is provided by a double immersion heater.

Roller Shutter: 7' 11" W x 8' 4" H

Lobby, accessible W.C. & Storeroom (99 sq ft)

Office: 105 sq ft

With suspended ceiling and Cat 2 lighting.

Shop: 246 sq ft sales area

Shop depth: 16'

Shop width: 14' 8"

With painted concrete floor, suspended ceiling and Cat 2 lighting, attractive powder coated aluminium double glazed bay frontage and entrance door with ramp from Kings Road.

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 contracted out tenancy is offered on a tenant's full repairing and insuring basis for a term of 3 to 6 years, to be excluded from the 1954 Landlord & Tenant Act. N.B: The quoting rent is inclusive of the landlord's buildings insurance.

VAT: VAT is payable on the rent.

SERVICES: Mains electricity (single and 3 phase), water and drainage are connected. Service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

RATEABLE VALUE: £12,750

EPC: Energy Performance Asset Rating Band E. Ref: 9270-3019-0647-0500-9971. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

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