Upper ground floor and first floor premises in a refurbished Victorian mill of 1,622 sq ft situated in the central business district north of Norman Way, within walking distance of the town centre. Pleasantly presented with laminate flooring, suitable for clean commercial use.

Viewing is strictly by appointment with the sole agents.
Tel: 01664 410166
www.shoulers.co.uk
ACCOMMODATION

Upper ground and first floor premises in a refurbished Victorian mill, situated in the central business district north of Norman Way. Each floor has pleasantly presented adaptable workspace currently partitioned into a variety of rooms fitted with laminate flooring, storage heating and fluorescent lighting. Security alarm fitted (not tested by the agent). The premises has its own independent entrance door fronting directly onto North Street and has most recently been used as a physiotherapy clinic and would suit a variety of service sector or professional office uses.

Net Internal Area: 1,622 sq ft approx

Ground floor:
Entrance Lobby (67 sq ft), Reception Office 1 (137 sq ft), Workroom 1 (257 sq ft), Office 2 (167 sq ft), Store Room (92 sq ft), Kitchen (42 sq ft) and W.C.

First Floor:
Large Waiting Area (138 sq ft), Office 3 (124 sq ft), Workroom 2 (350 sq ft), Office 4 (107 sq ft), Store Room (40 sq ft), Kitchen (35 sq ft) and W.C.

TERMS: The property is available on a three year agreement. Rent is payable quarterly in advance.

SERVICE CHARGE: Currently £182 a quarter to cover the buildings insurance, fire alarm, window cleaning, maintenance of common areas and external decoration.

GENERAL INFORMATION

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

VAT: VAT is not currently payable on the rent.

SERVICES: The unit has mains 3 phase electricity and water, both separately metered to each floor. The building was fully fire certificated under the 1971 legislation. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries as to their suitability to their intended use.

RATEABLE VALUE: £5,000.

EPC: This building has an Energy Performance Asset Rating Band E. Ref: 0195-0127-5030-7400-6023. The full EPC available on request and downloadable from: https://www.ndepcregister.com/

DIRECTIONS: Proceeding from Wilton Road onto Norman Way take the second left onto Snow Hill then left into Jubilee Street and right into North Street and the Old Dairy is located on the left hand side.