



**MELTON MOWBRAY**  
**UNIT C5**  
**ROTHERHILL BUSINESS PARK**  
**THORPE ROAD, LE13 1SQ**

**To Let £11,000 Per annum**

**One of two Units available**

**A newly refurbished light Industrial Unit of approx 1158 sq. ft.  
(107.5 sq. m) over two floors.**

- The Unit benefits from:
- Full refurbishment to high quality specification.
- Designated car parking allocation of 2 spaces
- Class E, Commercial and business service uses
- Fully managed and secure estate.
- Excellent business location within walking distance of Melton Mowbray town centre.
- Not to be missed opportunity to position your business/offices at this new business park

Viewing strictly by appointment with  
the sole agents.

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

**Tel: 01664 560181**



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

## NEWLY REFURBISHED INDUSTRIAL UNIT WITH OFFICES



Rotherhill Business Park is a newly created Business hub for local enterprises offering a mix of modern and well presented light industrial and hybrid business units. Unit C4 nestles in the centre of the site within a self-contained building. The C Block comprises of two storey open plan accommodation with a light and airy feel. Ideal for Micro/Small to Medium Business falling within Class E, formally B1,B2 and B8. Clean non-motor trade uses considered

# Viewing Highly Recommended

## LOCATION

The Rotherhill Business Park is located east of Melton Mowbray town centre with frontage and access to the A607, Thorpe Road. This location is approximately 20 miles from Nottingham and Leicester and allows easy access to the A46 and A1. The property is nicely situated at the front of the site adjacent to Tesco and strategically located within easy commuting distance of Leicester (16mi), Nottingham (23mi) and Grantham (19mi). The town has good rail links to Leicester and Peterborough and nearby intercity service to London from both Grantham and Leicester.

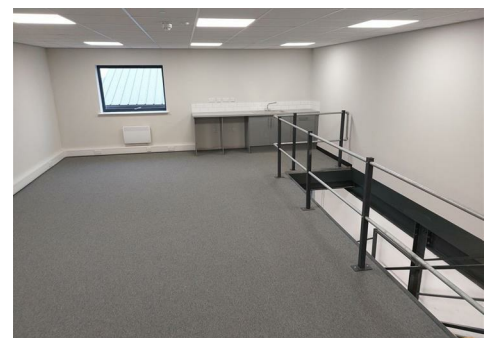
## SPECIFICATION

Unit C4 is newly refurbished and offers a rare chance to rent a Light Industrial building forming part of an insulated conventional portal frame construction with insulation cladding systems under a pitched roof, having stylish new Upvc double glazed windows on the 1st floor. Internally the ground floor offers painted concrete flooring, 3 phase electrics, modern programmable electric panel heating, broadband and LED lighting, Fire Alarm system and W.C. with disabled access, hot water heater and emergency assist alarm. Access is via a personnel door, with 10ft x 9ft electric roller shutter door to the front of the unit. Minimum eaves height to mezzanine : 10.26ft (3.13 m).

Open tread metal staircase to:

The 1st floor offers carpeted Offices/Storage area, suspended ceiling with recessed LED lighting, modern programmable electric panel heating, kitchenette with hot water heater, adequate sockets and data cabling. The whole unit is self contained, having its own independent entrance located to the front of the property. The property is accessed directly from the main parking area and is offered with 2 car parking spaces.

The site has an electric entry gate system and security fencing.



## ACCOMMODATION

### Unit C4

**Gross Internal Area:** 1,158 sq ft (107.5 sq m)

**Annual Rent:** £11,500pa

**Unit C5 is also available**

**Contact Agents for more details.**

## GENERAL INFORMATION

**VIEWING:** Strictly by arrangement with

Shouler & Son Contact: (01664) 560181. Helen Vesper-Smith

helenvs@shoulers.co.uk and Edward Danby e.danby@shoulers.co.uk

**TERMS:** The unit is available To LET by way of new Tenant's Full Repairing and Insuring Lease for an initial term of three years.

**SERVICE CHARGE:** There will be a service charge in place for a management company to maintain and upkeep the communal areas of the estate.

Further information is available from the marketing agent.

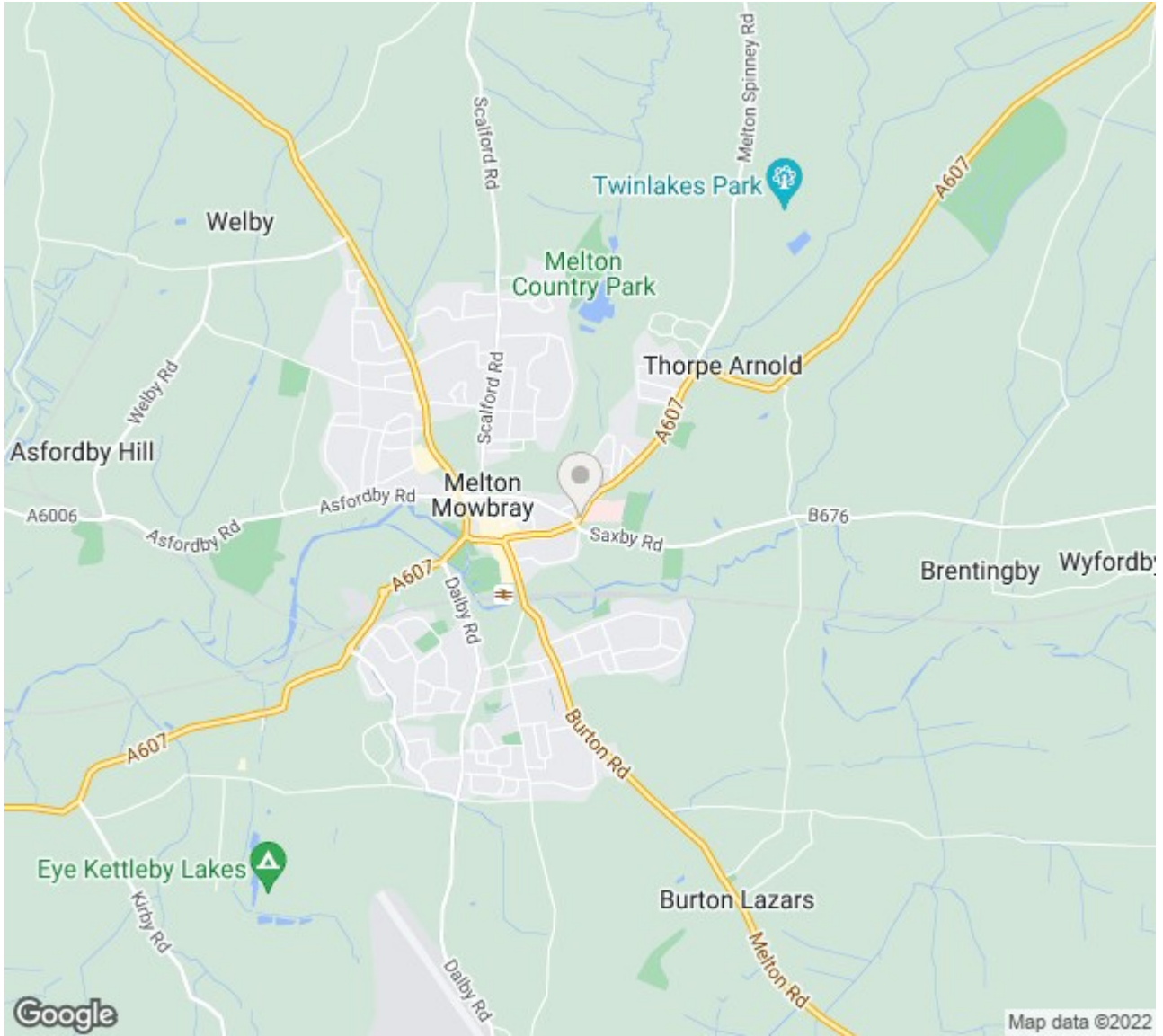
**VAT:** We understand that VAT is payable on the rents and service charge due.

**RATEABLE VALUE:** To be assessed on completion of the units. Please make your own enquiries with Melton Borough Council.

**EPC:** The Unit has an Energy Performance Asset Rating Band C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9019-0018-7830-8622-5205>

## Location



County Chambers,  
Kings Road  
Melton Mowbray,  
LE13 7QF  
Tel: 01664 560181

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

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	