



1 PASTURES FARM BUILDING

SAXELBYE, MELTON MOWBRAY, LE14 3NA

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

To Let £18,000 per annum

Storage Warehouse/ Light Industrial of approx 4,000 sq.ft

Steel portal frame construction, having concrete sectional lower walls, concrete floors and timber Yorkshire boarding uppers walls. Each has a corrugated fibre cement roof with 10% translucent roof lights with 6 ft Yorkshire storm board uppers.

STORAGE BARN : GIA 4,000 sq ft

with 6' Yorkshire storm board uppers to the open side

Minimum eaves height: 15'

Halogen flood lights are fitted inside and outside. Single phase electricity provision and a water standpipe are fitted within





A converted and extended former agricultural building of concrete and steel portal frame construction under an uninsulated pressed steel roof and steel clad upper parts. Ample provision of roof lights provide plenty of natural light. Ideal for General Warehouse storage and Light Industrial use.

The property is located approximately 200 metres from Six Hills Lane midway between Grimston and Wartnaby just outside the village of Saxelbye.

In addition, there are 3 silage pits, (empty) that are available at extra cost to the Unit. These can be used for storage of vehicles, farm machinery, none perishable storage items. This can be discussed upon viewing of the property at an extra cost.



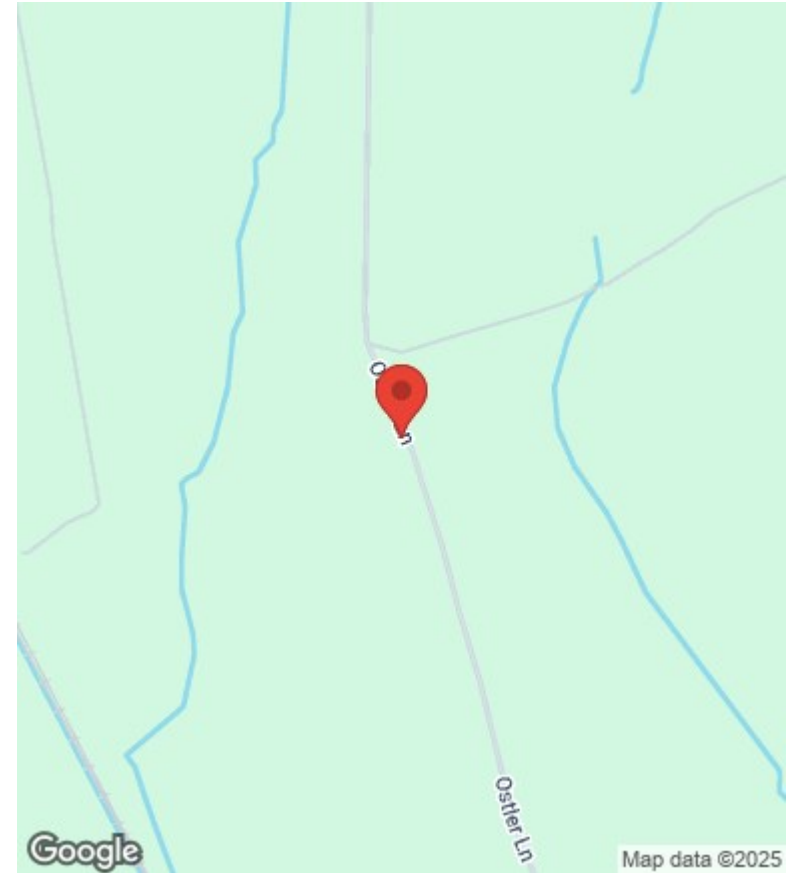
VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel: 01664 560181

TERMS: A new 3 year lease on a tenant's internal repairing basis is offered.

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

SERVICES: Mains electricity, water are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

RATEABLE VALUE: N/A



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