



**Unit 5, Fairfield Industrial Park, Waltham on the
Wolds, Melton Mowbray, Leicestershire, LE14 4AJ**
To Let - £14,000 per annum Approx. 2,334 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Unit 5
Fairfield Industrial Park
Waltham on the Wolds
Melton Mowbray
Leicestershire
LE14 4AJ

A mid terrace workshop/warehouse premises of approximately 2,334 sq ft in a modern portal frame industrial building, situated on a rural estate around 5 miles from Melton Mowbray having direct access to A607 Melton Road and the A1 Great North Road at Grantham.

Excellent access is provided over a new tarmac estate road due to be fitted with electric security gates and key fob entry system.





ACCOMMODATION

A mid terrace workshop warehouse forming part of an uninsulated unconditioned modern portal frame industrial building situated in nicely landscaped surroundings on a rural industrial park. The unit is accessed over a new tarmac road and electric security entrance gates are to be fitted to the site.

The premises are suitable for a variety of clean, light manufacturing and storage uses. The site is located in the large village of Waltham conveniently placed just 5 miles from Melton Mowbray and 13 miles from the A1, Grantham.

The warehouse has a 15' 10" high roller shutter door and personnel door with security gate over. The power floated floor, block lower walls and upper cladding are all newly painted. There is a mix of high pressure sodium lighting and fluorescent lights as well as a good provision of natural light through multiple roof lights. The workshop has private w.c facilities. A small utility sink with water heater is fitted in the workshop.

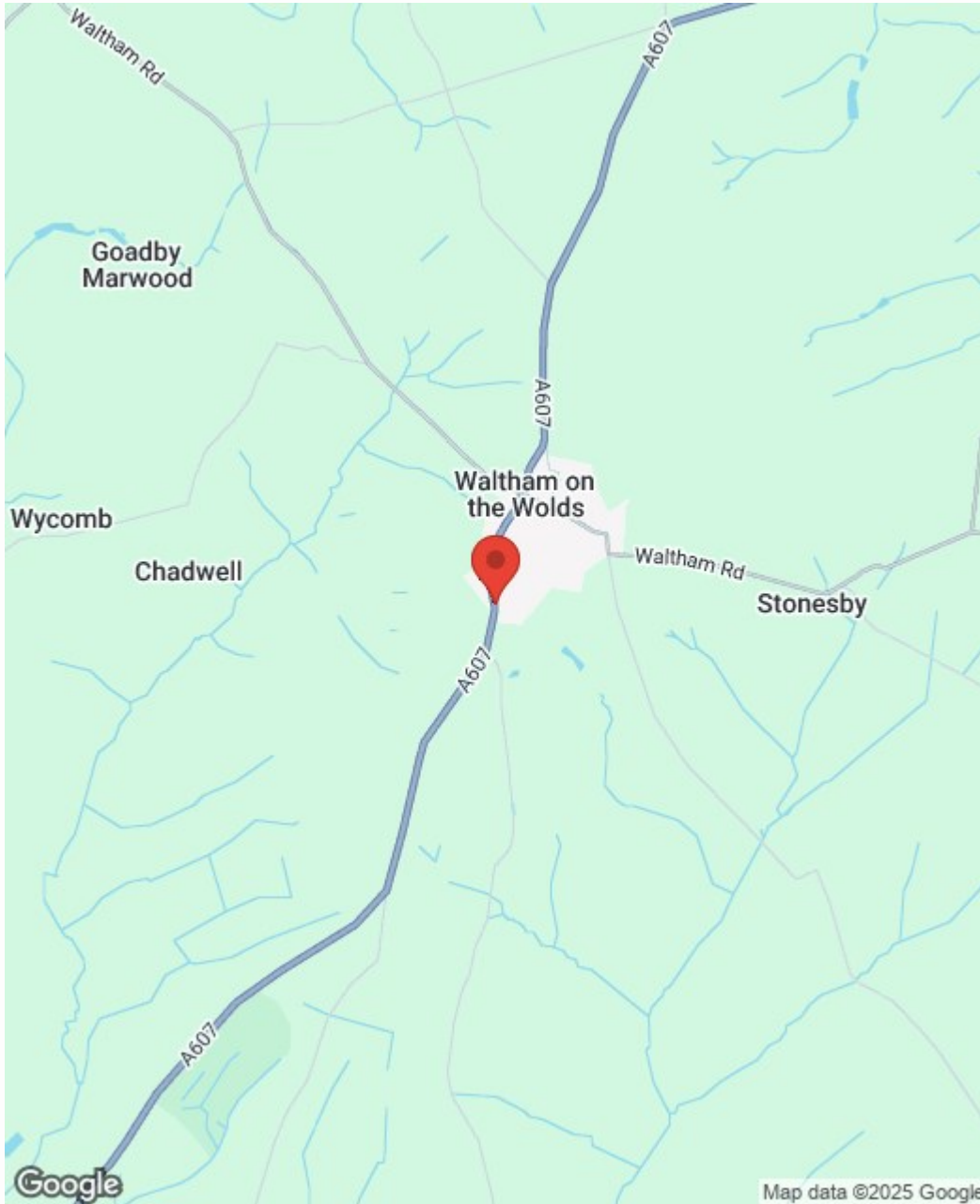
Outside there is a concrete apron and mill waste parking yard.

Gross Internal Area (approx): 2,334 sq ft
(39' 8" x 58' 9")

Minimum Eaves Height: 16' 9"

Maximum Eaves Height: 24' 8"

N.B. Clean trades only will be considered.



GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel (01664) 560 181

TERMS: A new internal repairing agreement is offered for a term of 3 years or more

VAT: VAT is currently payable in addition to the quoted rent

SERVICES: Mains 3 phase electricity (sub-meter) and water are connected and some single phase power distribution

RATEABLE VALUE: £10,750

EPC: Energy Performance Rating Band E dated September 2025

KEY FEATURES:

- Modern Portal Frame Industrial Building
- Direct access from A607 Melton Road
- Available from August 2025
- Electric Security Gates and key fob entry
- Gross Internal Area: 2,334 Sq. Ft
- £14,000 per annum
- High Roller Shutter door and Personnel Door
- Private WC and Utility with water heater
- Parking Yard



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