



**Office Space - The Sidings, Scalford Station, Melton Road,
Scalford, Melton Mowbray Leicestershire LE14 4UD**

To Let £15,000 per annum Approx. 1,200 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**The Sidings Scalford Station,
Melton Road
Scalford
Melton Mowbray
Leicestershire
LE14 4UD**

Office Space to Let.

1200 sq. ft of Characterful, Modern Workspace
Available Immediately.

Bring your business to a unique setting at the historic Scalford Station, just a short drive from Melton Mowbray. Combining rural charm with modern functionality, this office space offers the perfect blend of professionalism, comfort, and character.

Set in peaceful countryside surroundings yet within easy reach of Melton Mowbray, this space provides a calm and inspiring workplace for businesses looking to escape the bustle of the city without losing accessibility.

Whether you're a growing business looking for more creative/office space, a reactive agency, or a professional services firm, Scalford Station offers an impressive and versatile base for your operations.





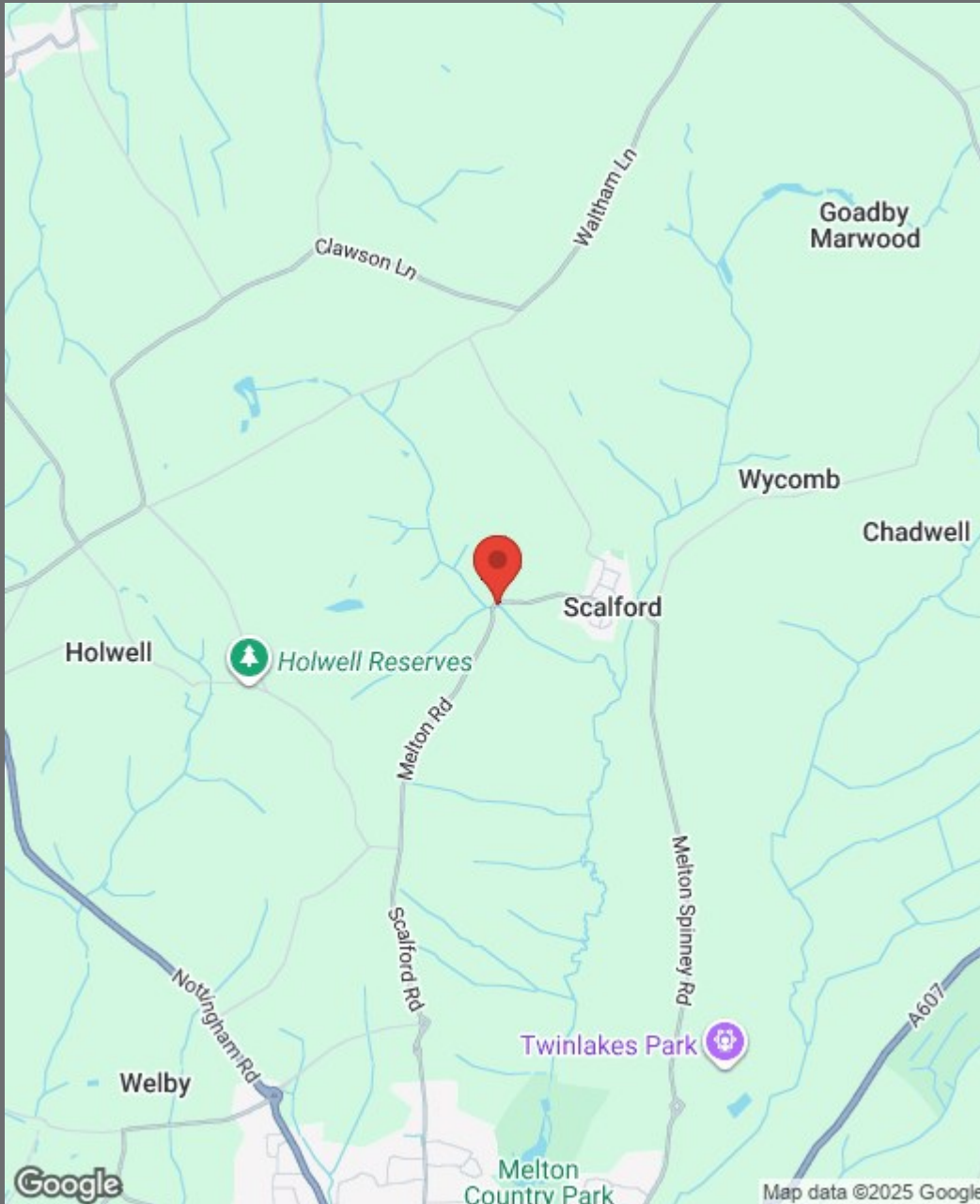
Location

Key Trunk / A-Roads Near Salford

- A606 Runs through Melton Mowbray, connecting west to Nottingham and east to Oakham and Stamford
- A607 Links Melton Mowbray south to Leicester and north-east to Grantham (and the A1)
- A46 Major trunk route running Leicester–Newark, accessible via Melton Mowbray or Six Hills; connects to the M1 and A1
- B676 Local distributor road running east-west through the Vale of Belvoir, linking Salford towards Colsterworth and the A1

Property Highlights

- 1,200 sq. ft total
- Office 1 Large spacious and light main office 523 sq. ft – 5/6 possible desk spaces
- Office 2 of 140 sq. ft light and airy space, with side outlook
- Office 3 / Board Room 301 sq. ft – large and airy with windows to the side of the property
- Ceiling vented heating controls (remote)
- Kitchen facilities for staff convenience. To include hob and fridge
- Two W/Cs one to include shower room
- On-site parking available for up to 8 cars
- Bright interior with scope for flexible layouts
- Available immediately



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel- (01664) 560181 Option 5 Commercial

TERM: Short or long term Full repairing and insuring Lease available

RATEABLE VALUE: £6,900

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