



Compound 3 Station Yard, Harby Lane, Stathern, Melton Mowbray, Leicestershire, LE14 4HJ

To Let - £9,300 per annum Approx. 6,250 Sq. Ft.

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

**Compound 3 Station Yard,
Harby Lane
Stathern
Melton Mowbray
Leicestershire
LE14 4HJ**

A rare opportunity to rent a secure commercial compound extending to approximately 6,250 sq ft, situated within Station Yard, Harby, Stathern.

The site benefits from a 20ft storage container, palisade security fencing to the perimeter, and large lockable access gates, providing excellent security for occupiers requiring external storage or operational yard space.





ACCOMMODATION

- Approx. 6,250 sq ft (580 sq m) secure compound
- 20ft storage container included
- Palisade fenced perimeter
- Large lockable entrance gates
- Level and easily accessible yard area
- Suitable for a variety of commercial uses (subject to any necessary consents)

SUITABLE USES

The compound would be ideal for:

- Plant and machinery storage
- Vehicle storage
- Cars and vans
- Contractors' yards
- Building materials
- Scaffolding storage
- Agricultural equipment
- General external commercial storage

All uses considered.

LOCATION

The property is located at Station Yard, Harby, Stathern, occupying a convenient position with excellent access to the regional road network.

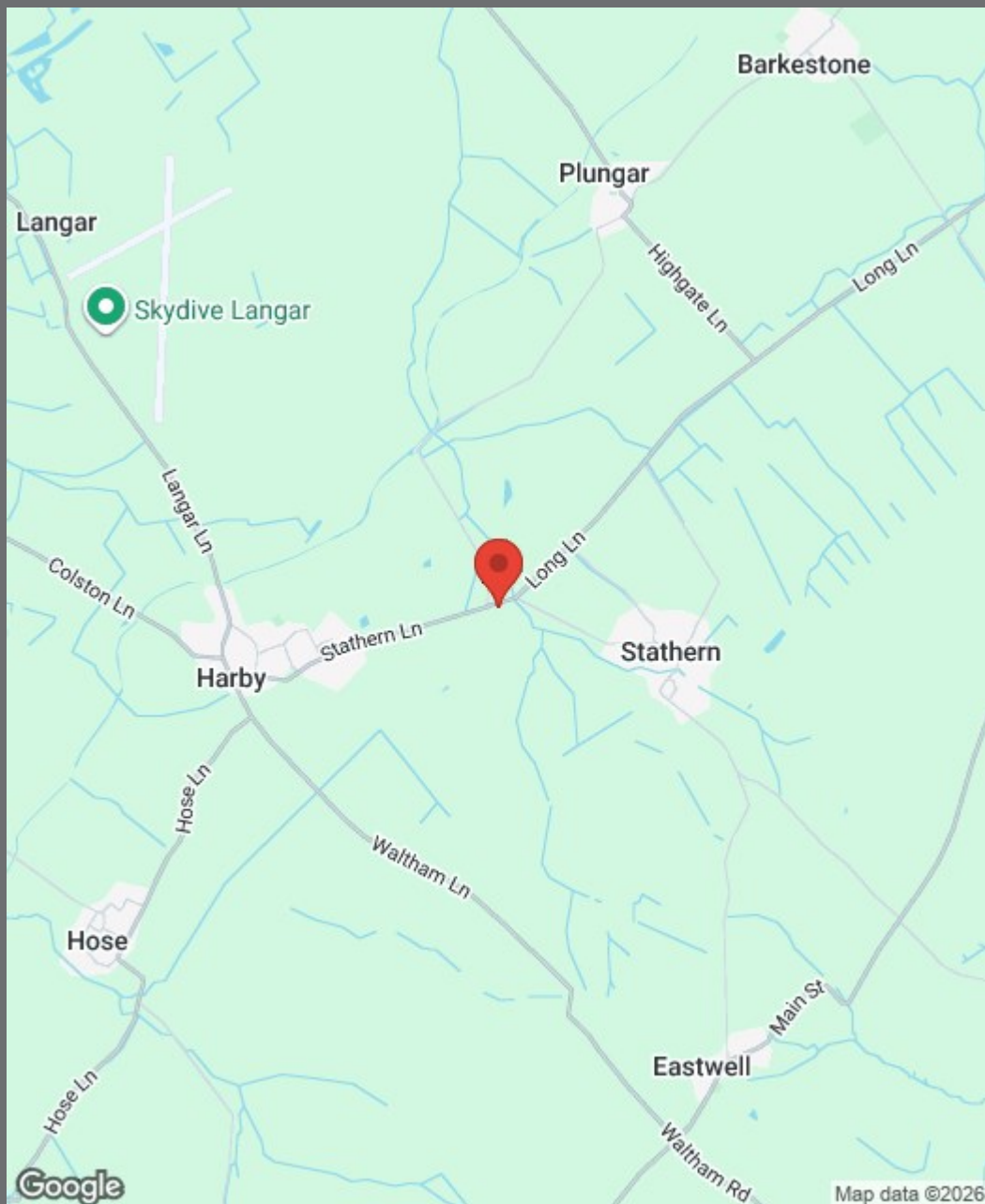
Nearby trunk roads and major routes include:

- A52 (Grantham – Nottingham)
- A46 (Leicester – Newark)
- A1 (Great North Road)
- A17 (towards King's Lynn and the East Coast)
- M1 Motorway (via A46 connections)

The location provides convenient access to Nottingham, Grantham, Newark, Leicester and the wider East Midlands.

Availability

Available immediately.



Viewing: Strictly by arrangement through Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel: 01664 560181
Option 5 Commercial

Terms: The property will be available on a Tenancy at Will basis on terms to be agreed

VAT: VAT is payable on the rent

Services: Access to a welfare unit and electric

EPC: N/A

- Secure Open Storage Compound – Approx. 6,250 Sq Ft
- 20ft storage container included
- Palisade fenced perimeter
- Available immediately
- £9,300 per annum plus VAT
- Large lockable entrance gates
- Nearby trunk roads and major routes include A52, A46, A1 and M1



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Tel: 01664 560181 Option 5 Commercial

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