

Unit 13 A, Melton Road, Waltham On The Wolds, Melton Mowbray, LE14 4AJ

£14,000 per annum Approx. 1,750 Sq. Ft

Unit 13 A
Melton Road
Waltham On The Wolds
Melton Mowbray
LE14 4AJ A&B

Spanning an expansive 1,750 sq.ft, the property is designed to accommodate a variety of commercial needs, making it an ideal choice for storage, distribution, or light industrial use.

The location is particularly advantageous, providing easy access to major transport links, which ensures efficient connectivity to surrounding areas. The surrounding countryside adds a picturesque backdrop, enhancing the appeal of this functional space.





Nestled in the charming village of Waltham On The Wolds, this impressive warehouse located on Melton Road offers a substantial 3000 sq.ft space. The property is ideally situated in the picturesque Melton Mowbray area, known for its rich history and vibrant community.

This warehouse presents an excellent opportunity for businesses seeking ample storage or operational space in a tranquil yet accessible location. The generous size allows for a variety of uses, whether you are looking to expand your current operations or start a new venture. The surrounding area boasts excellent transport links, making it convenient for logistics and distribution.

The property is surrounded by the natural beauty of the Leicestershire countryside, providing a pleasant working environment. With its robust structure and spacious layout, this warehouse is ready to accommodate your business needs.

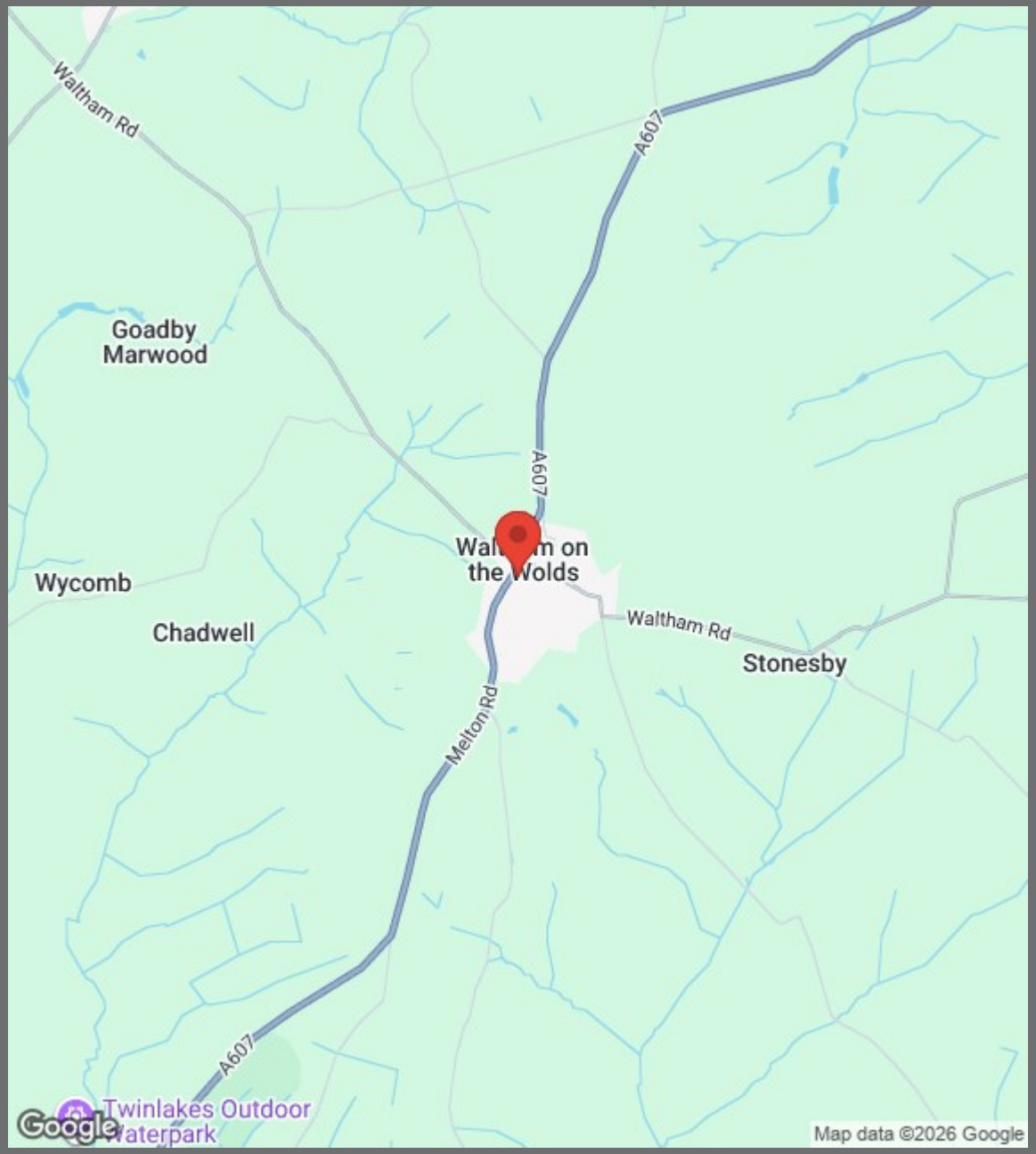
Do not miss the chance to secure this remarkable property in a sought-after location. Whether you are an investor or a business owner, this warehouse on Melton Road is a prime opportunity that should not be overlooked.













- 1,750 sq.ft each
- Secure commercial site - gated security
- Re-Charged electricity - metered
- Ample parking onsite
- W/C
- Please contact Shoulers for lettings, viewings, general questions - 01664 560 181 (option 5 for Commercial)

Tenure - 3 Years min
Business Rates - as yet not rated
EPC to be Confirmed
Available Immediately



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 Option 5 Commercial

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