

Unit 3 Fairfield Industrial Park Melton Road, Waltham On The Wolds,
Melton Mowbray, Leicestershire, LE14 4AJ

To Let £18,500 per annum Approx. 3,010 Sq. Ft

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Waltham On The Wolds
Melton Mowbray
Leicestershire
LE14 4AJ

An end terrace workshop/warehouse premises of approximately 3,010 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 which will be fitted with electric security gates and a key fob entry system.





ACCOMMODATION

An end terraced 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.

Gross Internal Area: 3,010 sq ft (279 sq m)
(39' x 77' 2" approx)

Minimum Eaves Height: 18'

Roller shutter: 15' 10"

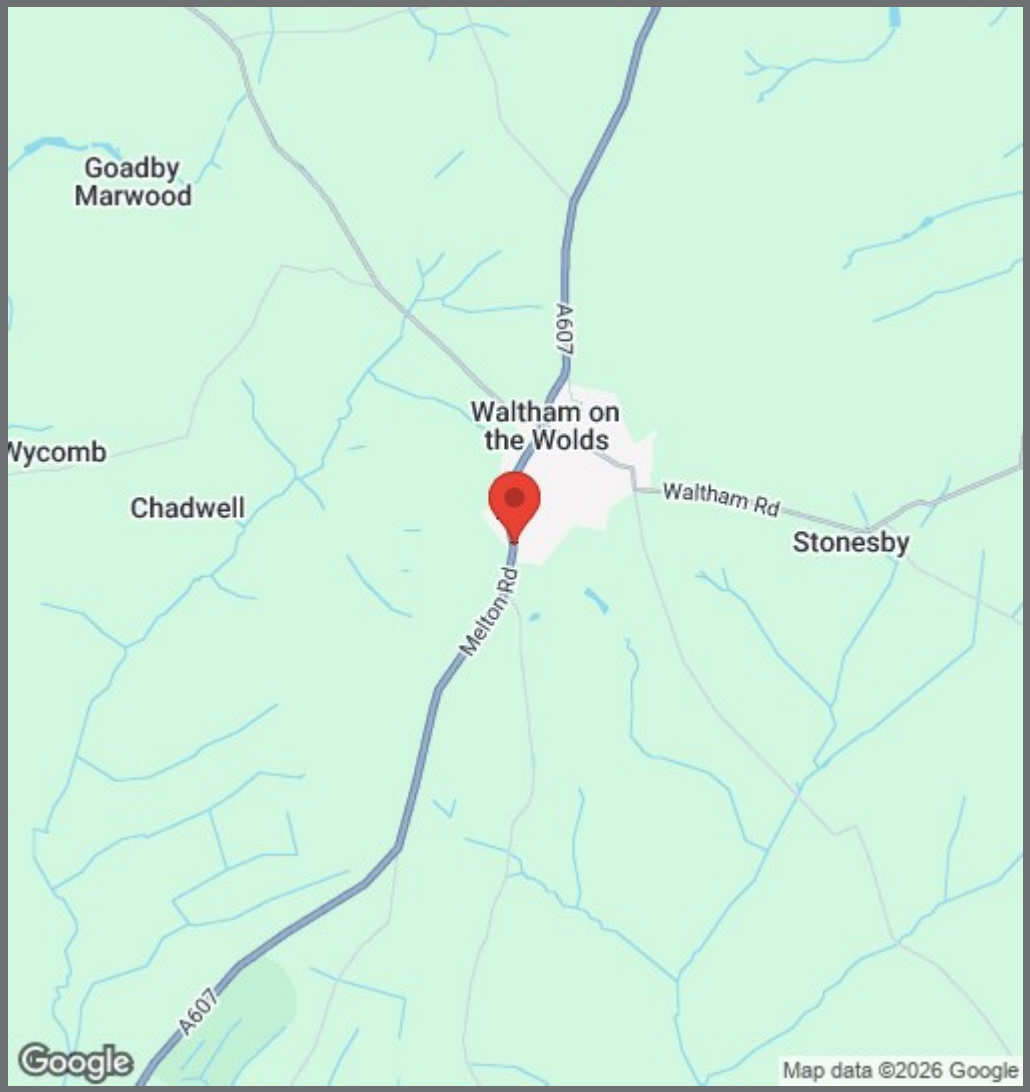
Office Room: 158 sq ft approx. fitted with sink unit and hot water heater.

The warehouse has a painted power floated floor, block lower walls and upper cladding with access provided by a roller shutter door and personnel door from a concrete apron and mill waste parking yard outside. A security alarm has been fitted but not tested by the agent.

Internally 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 Warehouse has use of W.C. facilities close by on site.

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) 560181 Option 5 Commercial

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), water and telephone line to be connected

RATEABLE VALUE: To be assessed on occupation

EPC: Exempt - unconditioned warehouse space

- Warehouse/Workshop
- Rural business estate location
- 5 miles from Melton Mowbray
- £18,500 per annum
- 3,010 Sq. Ft.
- Secure site with key fob entry

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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