



MELTON MOWBRAY

2 DIGBY DRIVE, LEICESTER ROAD INDUSTRIAL
ESTATE, LE13 0RQ.

Offers around:
£122,500

FREEHOLD BUSINESS STARTER UNIT

An insulated end terraced business premises of approximately 824 sq ft gross internal area. Currently configured as office/showroom accommodation but would suit a variety of alternative business uses, subject to consents.

The property is conveniently located on the town's principal business estate off Leicester Road, 8 miles from the A46 and 22 miles from the M1 having good access to Leicester approximately 15 miles away via the A607.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Freehold Business Unit

ACCOMMODATION

An end terrace business premises of steel portal frame construction with brick and block lower walls, insulated clad upper parts and translucent roof lights. The unit has the benefit of a prominent roadside position offering versatile space on this popular industrial estate.

Built around 1989, the unit was originally interconnected to the adjoining industrial unit to provide ancillary office space. Now separated, the unit is currently arranged as offices and showrooms but would lend itself to trade counter, workrooms or other business uses, subject to planning consents. A combination of painted block walls and demountable partitioning has been used to divide the space.

The property has 3 phase electricity connected (single distribution), a gas fired wet central heating system and a security alarm. The offices have suspended ceilings, a mix of CAT 2 and fluorescent lighting, peripheral network trunking and fitted carpet throughout. A boarded loft provides additional storage space over approximately 34% of the accommodation.

Gross Internal Area: 824 sq ft (76.55 sq m)

Built Eaves height: 12ft min (3.65m)

Entrance reception area: 126 sq ft approx.

Kitchenette: with sink unit, electric water heater, fitted cupboards and worktop over.

W.C.

Office 1: 15' 9" x 20' 10" (329 sq ft approx.) with window to side.

Office 2: 10' x 10' 9" (108 sq ft approx.) with central heating boiler and window to rear.

Office 3: 10' 10' x 10" (114 sq ft approx.) with window to side and rear fire escape.

Staircase to storage loft: 284 sq ft approx. (17' x 16').

Outside: Two parking spaces are provided on the tarmac forecourt with potential for a further two spaces provided opposite at the end of the driveway, currently turf.

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold with vacant possession upon completion.

VAT: We understand that VAT is not payable on the sale price.

SERVICES: Mains electricity, gas, water and drainage are connected. The service installations and electrical appliances have not been tested by the agents. Prospective purchasers should make their own investigations.

RATEABLE VALUE: £4,150.

2017 Draft Valuation: £5,300.

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 0502-3030-0788-0190-6725.
The full EPC available on request and downloadable from:
<https://www.ndepcregister.com/>



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

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