



## MELTON MOWBRAY

6, FAIRFIELD INDUSTRIAL PARK, WALTHAM ON THE WOLDS, LE14 4AJ

To Let:  
**£9,800pa**

An end terrace warehouse premises of approximately 2,240 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.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



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

# Warehouse Storage Unit

## ACCOMMODATION

An end terraced warehouse forming part of an uninsulated unconditioned modern portal frame building situated in nicely landscaped surroundings on a rural industrial park. The unit is accessed over a new tarmac road with direct access to A607. Waltham is a large village and host to the Mars Pet Food headquarters. Considerable new housing development is taking place near-by and after building completion, electric security entrance gates are to be fitted to the site with key fob entry system.

The premises are suitable for a variety of clean, light industrial or storage uses. The site is placed just 5 miles from Melton Mowbray and conveniently positioned 13 miles from the A1, Grantham.

**Gross Internal Area:** 2,240 sq ft (208 sq m).

**Minimum Eaves Height:** 18'

**Roller shutter:** 15'

The warehouse has a power floated floor, block lower walls and upper cladding with access provided by an electric roller shutter door and steel personnel door from a concrete apron. Internally there is fluorescent lighting as well as a provision of natural light through multiple roof lights.

**W.C.**

## GENERAL INFORMATION

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

**TERMS:** A new internal repairing agreement is offered for a term of 3 years or more. The property is available from 1<sup>st</sup> November 2019.

**VAT:** VAT is currently payable in addition to the quoted rent.

**SERVICES:** Mains 3 phase electricity (sub-meter) and water are connected.

**RATEABLE VALUE:** Not found on rating list, but estimated to be £7,800.

**EPC:** As unconditioned storage accommodation the building is exempt from the requirement for an Energy Performance Certificate.



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

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