



4 THE OLD DAIRY NORTH STREET

MELTON MOWBRAY, LE13 1NL

Studio/Warehouse Offices

TO-LET £4,000 per annum



FANTASTIC LOFT LOCATION IN CONVERTED MILL Melton Mowbray

Light and airy top floor in central Melton Mowbray

Within a handsome Victorian converted Mill, situated within the central business district of Norman Way.

The large studio area is open to the loft beams and creates a beautiful light workable space. Access is via an external fire-escape. The area is well insulated, heated, with a Kitchen area, separate W/C and separate office space



Services: Mains 3-phase electricity and water. Storage heating. CCTV

Rateable Value: £1,600 . Please check with Melton Borough Council

Terms: The property is available on three year agreement at £4,000 per annum. 3 year minimum term

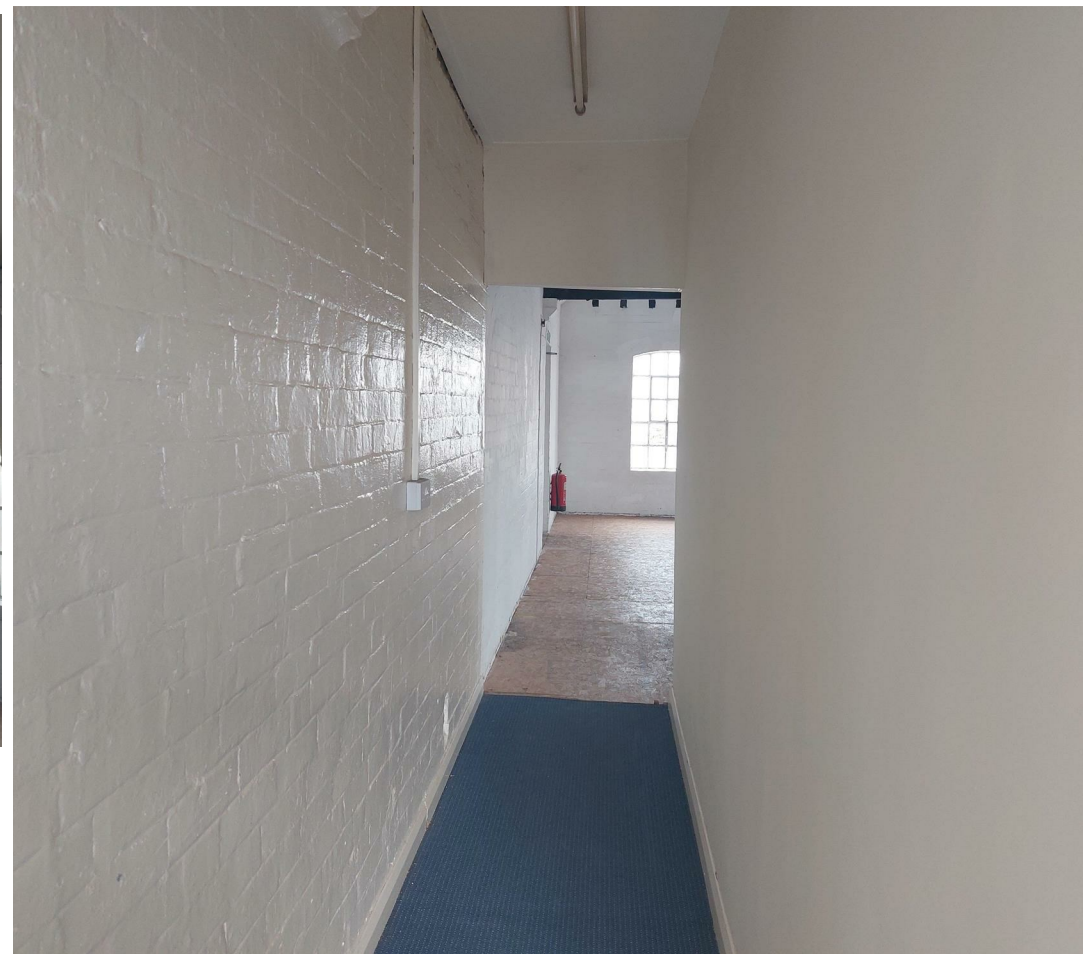
Rent is payable quarterly in advance and there is a service charge to cover buildings insurance, maintenance of common parts and external repairs. The service charge is currently £195.75 a quarter.

Postcode: LE13 1NL

Viewings: Strictly through Shouler & Son. County Chambers, Kings Road, Melton Mowbray, Leicestershire

Contact Ed Danby - 01664560181

Email E.Danby@Shoulers.co.uk



LOCATION



, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
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Tel: 01664 560181

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Current	Potential
100-91 (A)	
90-81 (B)	
80-69 (C)	
68-55 (D)	
54-48 (E)	
47-35 (F)	
34-17 (G)	

Not energy efficient - higher rating recommended

England & Wales EU Directive 2002/91/EC