



## UNIT 4 WELBY GRANGE FARM

WELBY GRANGE, MELTON MOWBRAY, LE14 3JL

TO-LET £8,400

Warehouse/Light Industrial

**Storage Unit/Light Industrial  
Melton Mowbray  
-1400sqft-**

Situated on a rural estate around 1 mile from Melton Mowbray having direct access to A606 Melton Road and the A1 Great North Road at Grantham, Nottingham and Leicestershire. Excellent access is provided over a tarmac estate road .

-Mains electricity( 3 Phase)

-Water and drainage.

-Parking spaces and Welfare Unit (W.C's and Kitchen/mess room) for all Unit occupiers.



## **Workshop/Warehouse/Storage**

of steel portal frames, electric roller doors, phase 3 electrics and LED lighting approximately **1400sqft Unit** in a modern portal frame industrial building, situated on a rural estate around 1 mile from Melton Mowbray having direct access to A606 Melton Road and the A1 Great North Road at Grantham, Nottingham and Leicestershire. Excellent access is provided over a tarmac estate road .

A very flexible space to be used for light Industrial workshops or storage and distribution.

### **VIEWING:**

Strictly by appointment with Edward Danby (Commercial Consultant) Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

### **TERM:**

**Min 3 YEAR / tenants Internal repairing and Insuring lease**

### **SERVICES:**

**Mains electricity( 3 Phase), water and drainage. Parking spaces and Welfare Unit (W.C's and Kitchen/mess room) for all Unit occupiers. Minimal Service charge to be paid yearly.**

### **VAT:**

VAT is payable on the Rent

## LOCATION



County Chambers  
Kings Road  
Melton Mowbray, Leicestershire  
LE13 1QF

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk)

Tel: 01664 560181

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

Energy Efficiency Rating	
Band	Passive
102-110 (A)	
81-101 (B)	
62-80 (C)	
43-61 (D)	
25-42 (E)	
10-24 (F)	
1-9 (G)	

Not energy efficient - higher rating recommended

England & Wales EU Directive 2002/91/EC