



**Unit 8 Barlow's Lodge, Colston Lane LE14 4BE**  
**To Let £4,000 per annum**

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

**Unit 8**  
**Barlow's Lodge Colston Lane**  
**Melton Mowbray**  
**Leicestershire**  
**LE14 4BE**

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Affordable/ Secure Workshop on Beautiful  
Rural Site – 1070 sq. ft £4,000 per annum

Located on the border of Nottinghamshire and Leicestershire, Barlow's Lodge is a well-managed site having the benefit of CCTV and a number plate recognition system on a private roadway leading from Colston Lane.

The property is a former agricultural building of steel construction re-clad but uninsulated.

The Unit has a scrub floor, electric included , painted brick walls, and new lighting, benefiting from good single phase socket provision.

Suitable for a variety of light industrial, hobbyist workshop, or storage.

Communal toilet facilities are available on site.





- Secure Workshop
- Approximately 1,070 Sq. ft
- Beautiful Rural Site
- Well managed site
- CCTV & Number plate recognition
- Electric included
- Light Industrial - Workshop / Storage
- Communal toilet facilities on site
- £4,000 per annum

#### GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road Melton Mowbray, Leicestershire LE13 1QF. Tel:- (01664) 560181

TERM - 3 Year Minimum term on an FRI leasehold Agreement, or Tenancy at Will

VAT: VAT is not currently payable on the rent.

SERVICES: Sub-metered mains electricity, water and drainage are connected. The service installations have not been tested by the agents so prospective tenants should make their own investigations as to the suitability for their intended use.

RATEABLE VALUE: No current assessment for business rates found.

EPC: N/A



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