



**Unit 1A, Barlow's Lodge Colston Lane, Harby,  
Melton Mowbray, LE14 4BE**

**£9,000 Per Annum Approx. 1170 Sq. Ft**

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**Unit 1A**  
**Barlow's Lodge Colston Lane**  
**Harby**  
**Melton Mowbray**  
**LE14 4BE**

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1,170 sq ft steel framed Modern Rural  
Industrial/ Storage Workshop.

Clean warehouse space is offered with  
generous turning areas to front. Sited at  
Barlow's Lodge, approximately 1 mile from  
Harby Village, with good transportation links  
and convenient access to A52 and A46.





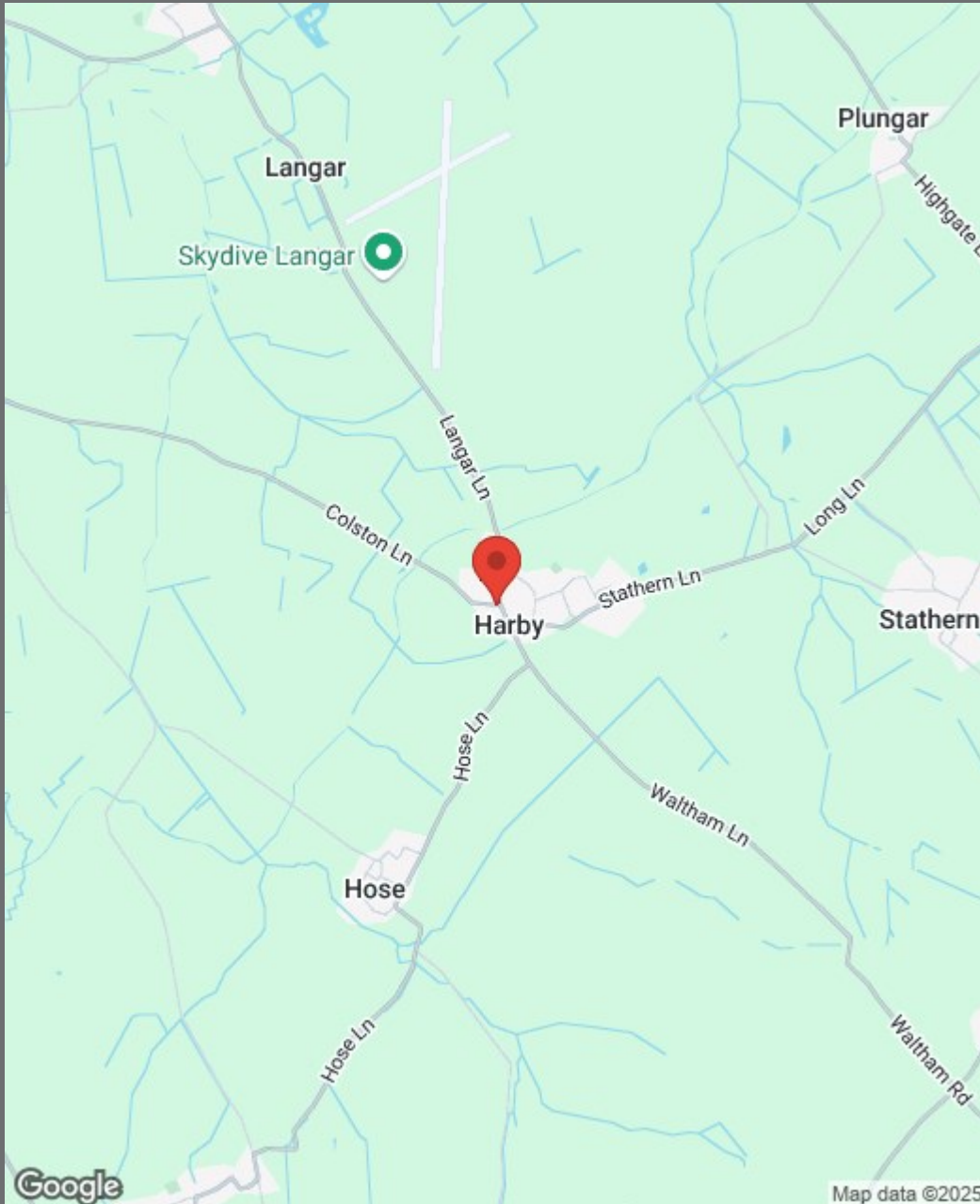
## ACCOMMODATION

A modern steel framed farm warehouse; It is all offered with roof lights, internal flood lighting and extensive power distribution.

There is a manually operated full height 5 metre high roller shutter door with concrete apron and separate personnel access door to front.

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.





## GENERAL INFORMATION

### VIEWING:

Strictly by appointment with Shouler & Son Lodge, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF

### SERVICES:

3 Phase electricity, sub metered water, use of WC

### EPC:

EPC exempt

### DIRECTIONS:

Best approached from Harby, where the farmstead lies on the left of the road about a mile outside the village. Otherwise from Colston Bassett, it is about a mile past the Hose turn on the right.

- Modern Steel Rural/Storage Workshop
- Excellent location with good transport links to A52 and A46
- Ideal for Storage; Small manufacturing or hobbyist
- Parking available
- Water available; onsite access to welfare unit
- Managed Site with CCTV and Number plate recognition
- £9,000 per annum
- Approximate 1170 Sq. Ft



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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Land & Estate Agents, Valuers & Auctioneers

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