



**Unit 5, Barlow's Lodge Colston Lane, Harby,
Melton Mowbray, LE14 4BE**
£17,000 Per Annum Approx. 3,200 Sq. Ft

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

**Unit 5
Barlow's Lodge Colston Lane
Harby
Melton Mowbray
LE14 4BE**

3,200 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.





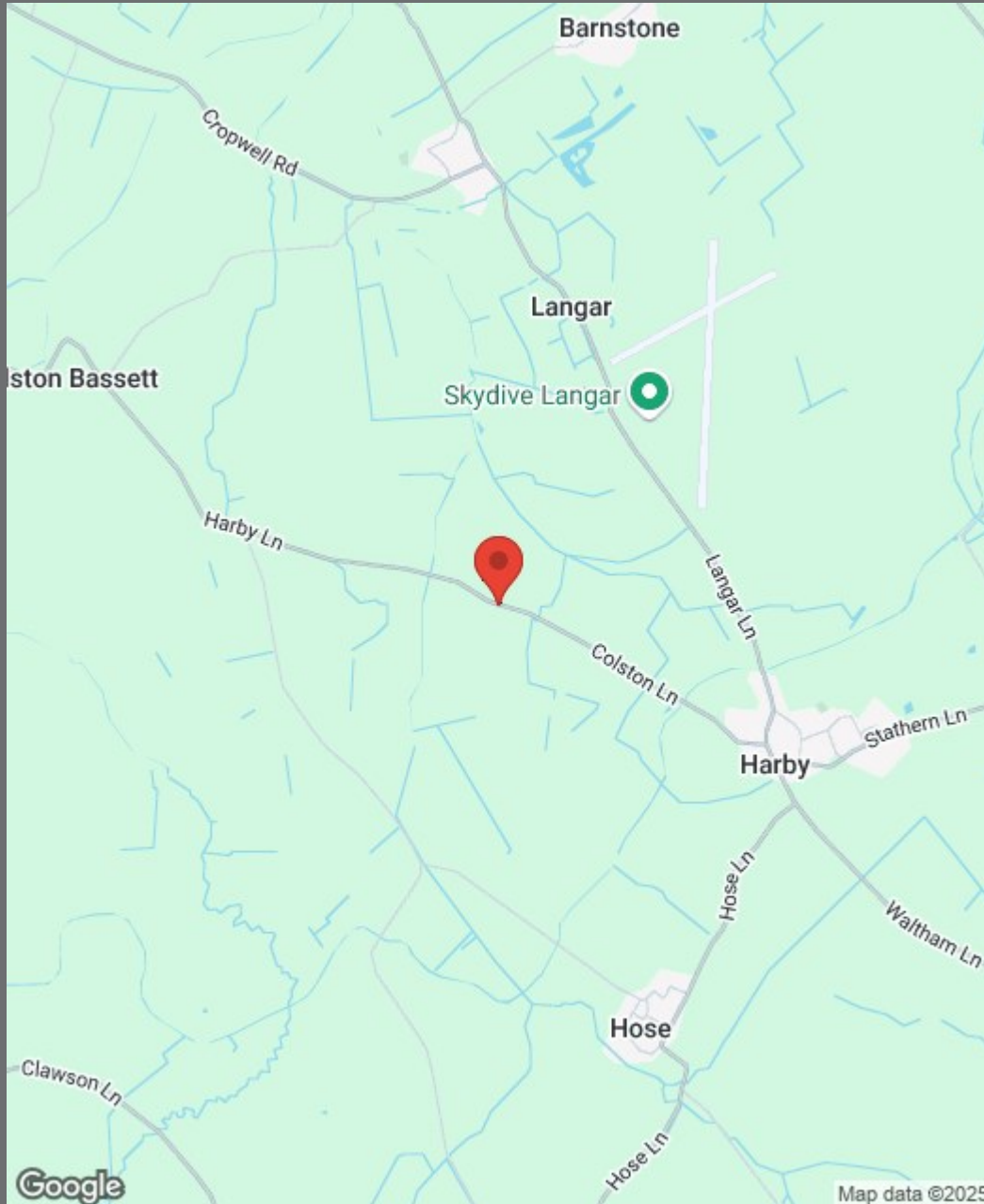
ACCOMMODATION

A modern steel framed farm warehouse with a portacabin office contained within. It is all offered clean and newly decorated, 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 Rural Industrial/Storage Workshop
- Excellent location with good transport links to A52 and A46
- Roof Lights and Internal Flood Lighting
- 5 Metre high roller shutter door
- Personnel access door to front
- Managed Site with CCTV and Number plate recognition
- £17,000 per annum
- Approximate 3,200 Sq. Ft



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

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