



**Unit 11, Barlow's Lodge Colston Lane, Harby,  
Melton Mowbray, LE14 4BE**  
**£6,000 Per Annum Approx. 550 Sq.Ft**

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

**Unit 11**  
**Barlow's Lodge Colston Lane**  
**Harby**  
**Melton Mowbray**  
**LE14 4BE**

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550 Sq. ft Brick Industrial Unit

Unit 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.





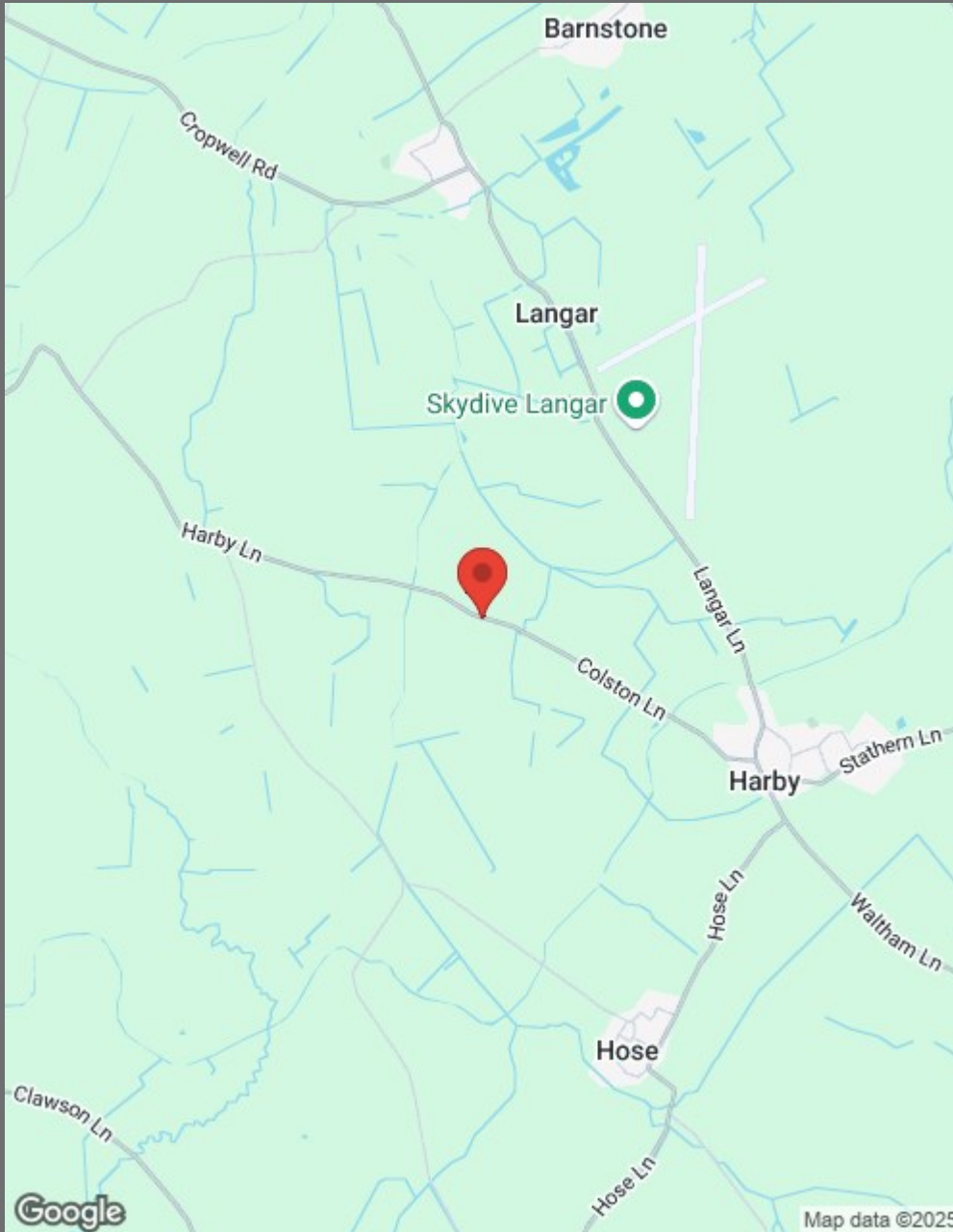
## ACCOMMODATION

A brick converted outbuilding suitable for storage, office space, small manufacturing, or hobbyist.

- Parking Available
- Water Available
- In-site access to welfare unit



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

- Rural Industrial Brick unit
- Excellent location with good transport links to A52 and A46
- Ideal for Storage; Office Space; Small manufacturing or hobbyist
- Parking available
- Water available; onsite access to welfare unit
- Managed Site with CCTV and Number plate recognition
- £6,000 per annum
- Approximate 550 Sq. Ft



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

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