



Unit 2A Rosebery Avenue, Melton Mowbray,
Leicestershire, LE13 1BL

To Let £16,500 per annum Approx. 2,059 Sq. Ft

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**Unit 2A Rosebery Avenue
Melton Mowbray
Leicestershire
LE13 1BL**

Rare opportunity to rent a town centre brick industrial unit approximately 2,059 sq. ft over two floors including 800 sq. ft mezzanine level plus 1,000 sq. ft hard standing area.

Ideal for small to medium business falling within Class E, formally B1, B2 and B8.

The unit is located in Melton Mowbray town centre with access to the A607, Thorpe Road. This location is approximately 20 miles from Nottingham and Leicester and allows easy access to the A46 and A1.





SPECIFICATION

Brick Industrial building in the centre of Melton Mowbray.

Internally the ground floor approximately 1,259 Sq. Ft offers concrete flooring, Skylight roof, 3 phase electrics, Heating, Kitchen area and W.C and 12 Ft Eaves.

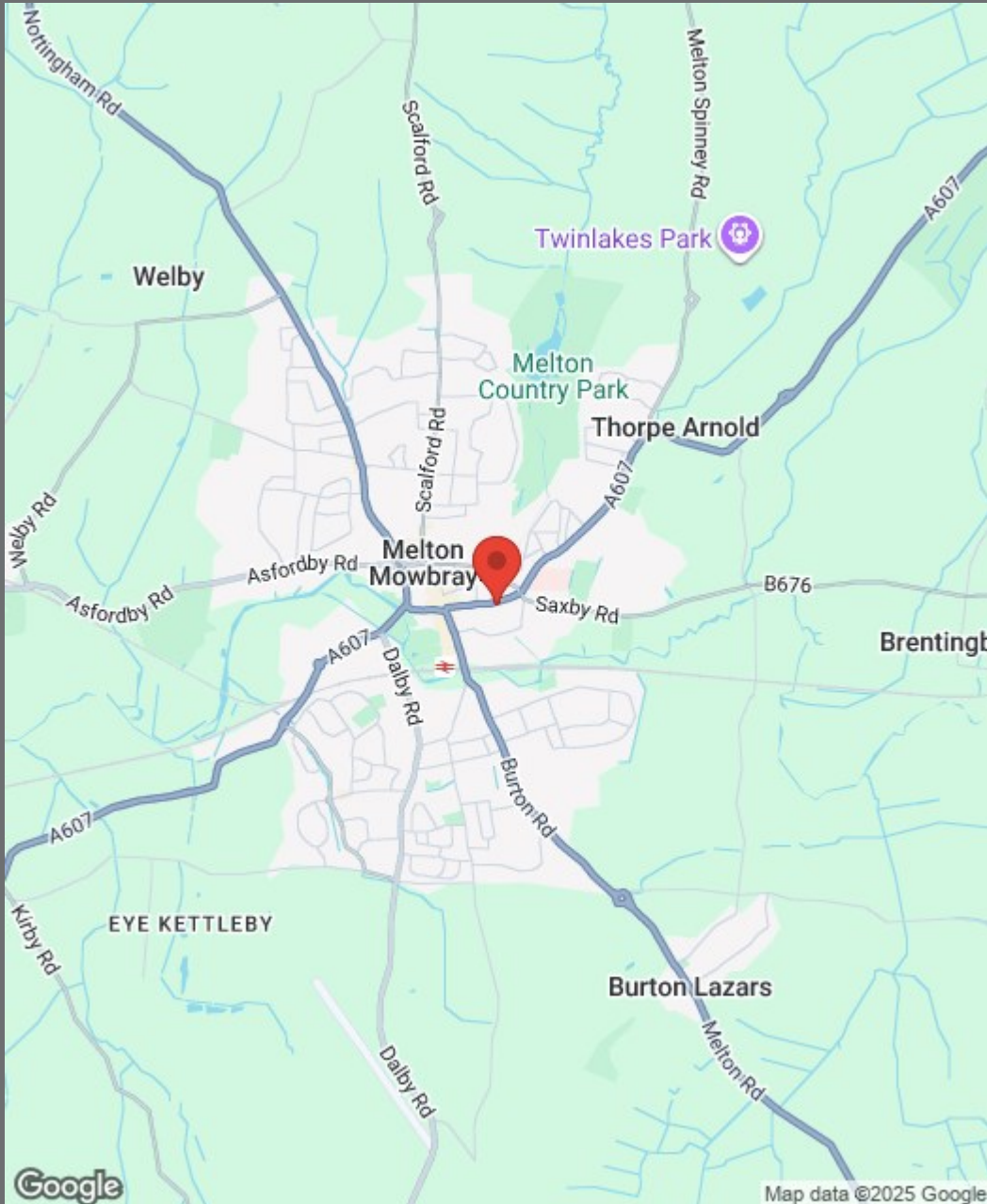
Access via a personnel door, with electric roller shutter door to the front of the unit.

Open tread metal staircase to the Mezzanine Floor 800 Sq. Ft offering extra space for storage or office space.

Hard Standing area approximately 1,000 Sq. Ft.

The whole unit is situated on a secure site with Palisade fencing around.

Parking for up to 4 cars.



Viewings strictly by appointment only contact our Commercial Team on Tel: 01664 560 181 (Option 5)

**Tenancy: Minimum 3 year internal repairing and insuring Lease
Services: Mains Electricity, Gas and drainage**

VAT: VAT is payable on the rent

RATEABLE VALUE: £5,100 per annum

[Summary valuation - Valuation Office Agency - GOV.UK](#)

EPC: Rating D Expires 2035

SERVICES: Electric/Drainage

- **Rare Opportunity Town Centre Unit To Let**
- **Excellent Location**
- **Parking for 4 cars**
- **1259 Sq. Ft Ground Floor Area**
- **800 Sq. Ft Mezzanine Floor**
- **1000 Sq Ft Hard Standing Area**
- **Secure Site with Palisade Fencing**
- **£16,500 Per annum + VAT**



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