



9 Pate Road, Melton Mowbray, Leicestershire, LE13 0RG
TO LET
£12,000 Per Annum Approx. 1500 Sq. Ft

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

**9 Pate Road
Melton Mowbray
Leicestershire
LE13 0RG**

Warehouse with offices located on a popular Industrial Estate in Melton Mowbray. 1500sq ft of well maintained storage , Office and Light Commercial space over two floors. Fantastic mezzanine space , separate reception, , leading to waiting room , next to office space, kitchenette and W/C. Large warehouse storage facility with a high sided roller shutter door. Ideal for new Business setup , or expanding established business.

Pate Road offers a rare Business Community vibe and the majority of business are long term owners or tenants.





Ground Floor:

- Reception
- Functioning Office with Cat5 and sockets
- Kitchen with sink, eyelevel storage and fridge space
- W/C Cloakroom
- Rear Office/Storage leading to fire escape

Warehouse: 28ft/ 11ft

Fantastic spacious light industrial space for all types of fabrication use, motor trade, storage.

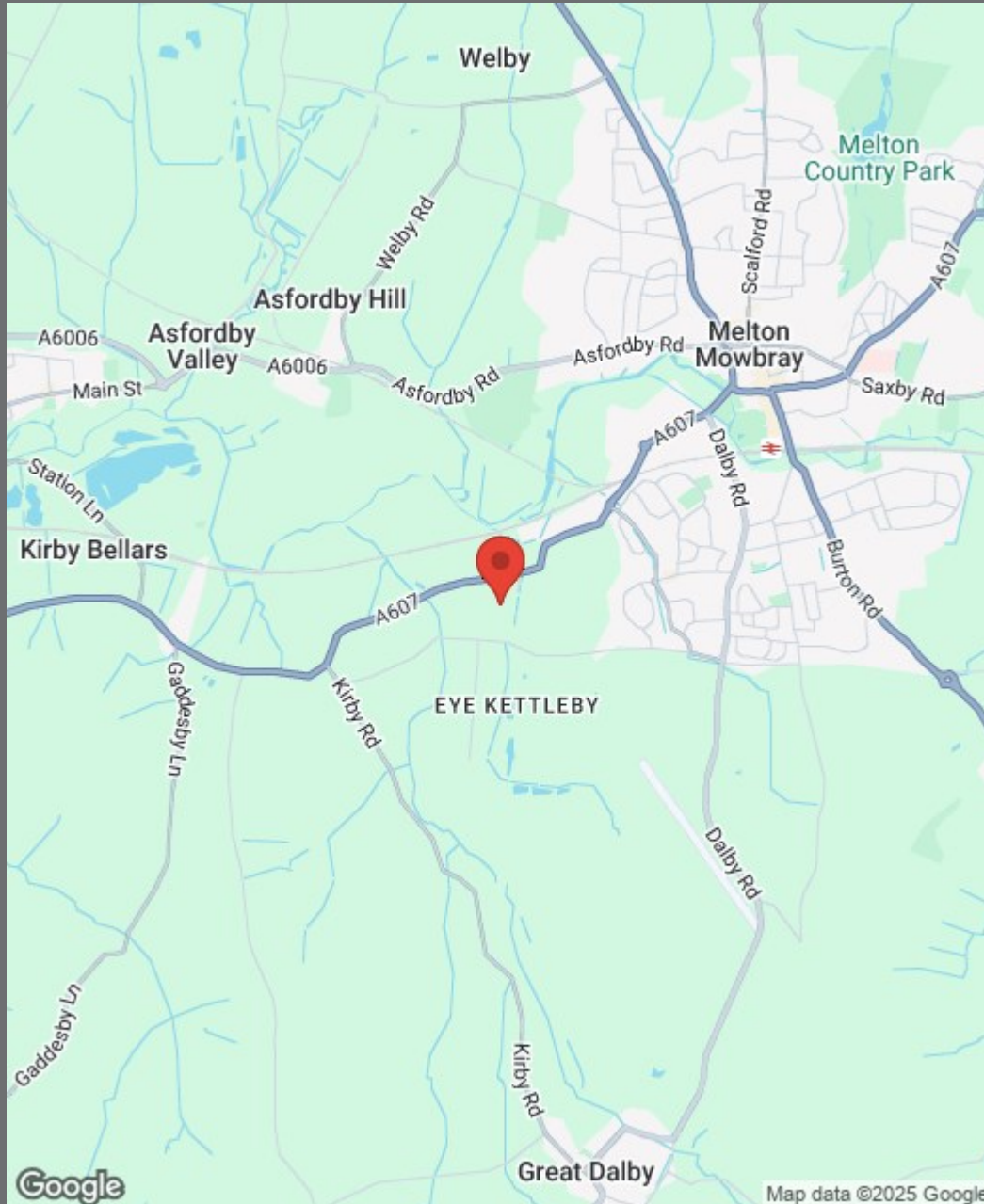
Exterior:

The property has a concrete standing, 2 parking spaces for vehicles in front of roller shutter doors. The property also has space at the rear which has the potential for seating/break out area.

1st Floor Mezzanine:

20ft /20ft with fluorescent strip lighting.

Heavy duty full load bearing storage floor with security rails.



Information Viewings: Strictly by appointment with Shouler & Son Kings Road , Melton Mowbray, Leicestershire Tel: 01664560181

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

Business rates: Tenants to check prior to signing agreements.

EPC: Energy Performance Certs rating of "E" <https://find-energy-certificate.service.gov.uk/energy-certificate/0798-2053-7930-7000-580>

- Warehouse with Office/Reception/Storage space
- Approx 1500 Sq. Ft
- Large Mezzanine/Storage/further Office space
- Kitchen and WC
- Two further Offices/Storage areas
- Roller Shutter Doors
- Racking and Shelving available



Add text here



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