



**Unit 4, Fairfield Industrial Park, Waltham on the
Wolds, Melton Mowbray, Leicestershire, LE14 4AJ**
To Let £35,000 per annum Approx 6,200 Sq. Ft

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Unit 4
Fairfield Industrial Park
Waltham on the Wolds
Melton Mowbray
Leicestershire
LE14 4AJ

An end terrace warehouse of approximately 6,200 sq ft in a modern portal frame industrial building, situated on a rural estate around 5 miles from Melton Mowbray having direct access to A607 Melton Road and the A1 Great North Road at Grantham.

Excellent access is provided over a new tarmac estate road due to be fitted with electric security gates and key fob entry system.





ACCOMMODATION

The warehouse is part of an uninsulated unconditioned modern portal frame industrial building situated in nicely landscaped surroundings on a rural industrial park. The unit is accessed over a new tarmac road and electric security entrance gates are to be fitted to the site. The site is located in the large village of Waltham conveniently placed just 5 miles from Melton Mowbray and 13 miles from the A1, Grantham.

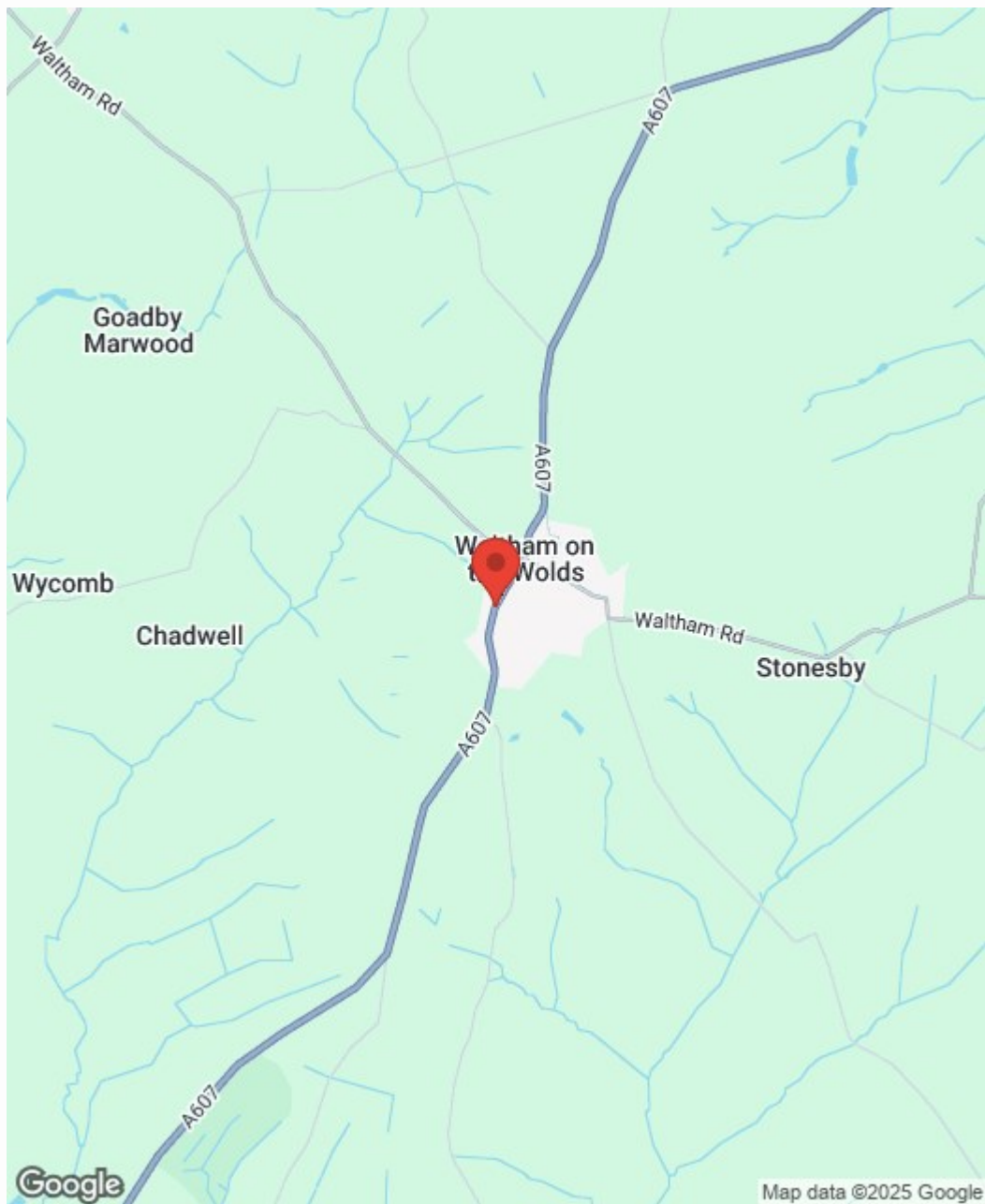
The warehouse has 2 x 15ft roller shutter doors, 2 personnel doors and a power floated floor. There is high pressure sodium lighting and good provision of natural light through multiple roof lights. A security alarm system is fitted. Outside there is and a large concrete forecourt and tarmac driveway to the main road

Gross Internal Area: 6,200 sq ft approx (80' x 78' max)
Minimum Eaves Height: 18 ft

There is a porta cabin office installed within the warehouse as follows:

Sales Office: 33' x 9' 8" (GIA) 318 sq ft with Office, Kitchen and W.C. having a carpet tiled floor and storage heating, peripheral trunking for power and telecoms, fluorescent lighting.

Racking: The premises warehouse is currently racked out with Hi-Lo Pallet racking which may be available to the incoming tenant.



GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. Tel (01664) 560 181

TERMS: A new internal repairing agreement is offered for a term of 3 years or more

VAT: VAT is currently payable in addition to the quoted rent

SERVICES: Mains 3 phase electricity (sub-meter) and water are connected and some single phase power distribution

RATEABLE VALUE: £16,000 per annum

EPC: TBC

KEY FEATURES:

- Modern Portal Frame Industrial Building with office space
- Direct access from A607 Melton Road
- Excellent access via Tarmac Estate Road
- Electric Security Gates and key fob entry
- Gross Internal Area: 6,200 Sq. Ft
- £35,000 per annum
- 2 x Roller Shutter doors and 2x Personnel Door
- Warehouse is currently racked out with Hi-Lo pallet racking
- Available from August 2025



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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF
www.shoulers.co.uk

Tel: 01664 560181

Contact:
e.danby@shoulers.co.uk
Tel - 01664 786 379
r.pressland@shoulers.co.uk
Tel - 01664 786 382

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