



**Compound 2, The Gate House, Station Yard Harby Lane,  
Stathern, Melton Mowbray, Leicestershire, LE14 4HJ**

**To Let £12,000 per annum    Approx. 7000 Sq. Ft**

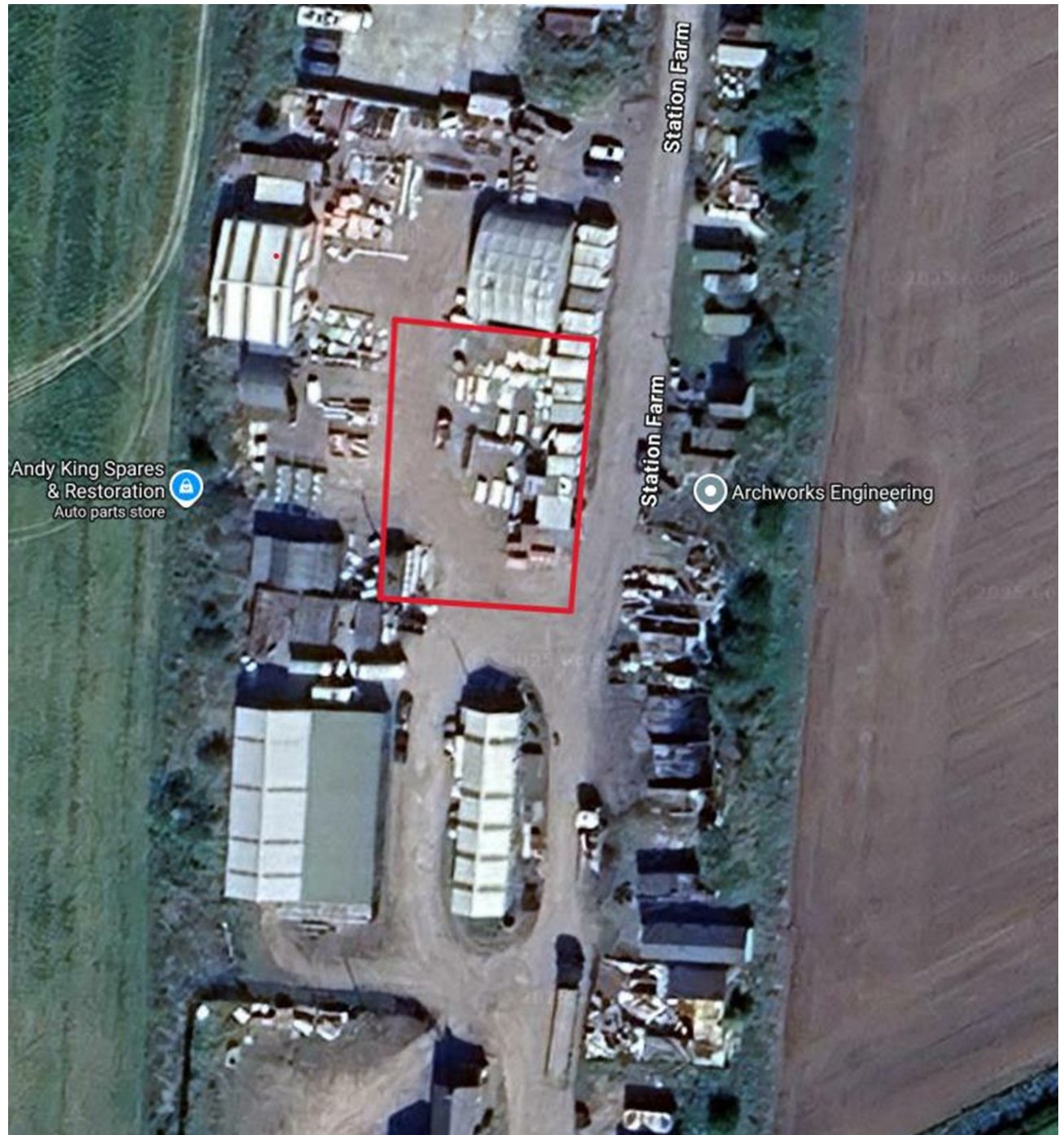
**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

**Compound 2**  
**The Gate House, Station Yard**  
**Harby Lane**  
**Stathern**  
**Melton Mowbray**  
**Leicestershire**  
**LE14 4HJ**

---

Compound 2 – approx. 7000 sq. ft secure with palisade fencing.  
£12,000 per annum

The 7 Acre Stathern site houses numerous businesses which include Commercial Units and Hardstanding in gated compounds and lies on the outskirts of the village.





**Shouler and Son have been instructed to market several other Commercial Units and compounds on this site, to include:**

**Workshop/shed @ 1700 sq. ft with approx. 6000sq. ft of compound – Insulated Unit, electric roller shutters. Phase 3 electric**

**£18,000.00 per annum**

**Hangar with parking apron and compound 3000 sq. ft with access to a welfare unit and electric**

**£8,000 per annum**

**Compound 1 – approx. 7000 sq. ft secure with palisade fencing**

**£12,000 per annum**

**Hardstanding – 2 Acre site. - (95,000 sq,ft) secure with palisade fencing. Secure with palisade fencing**

**£ 75,000 per annum**

**All compounds and unit are accessed via estate road, suitable for all vehicles including Haulage and Arctics.**

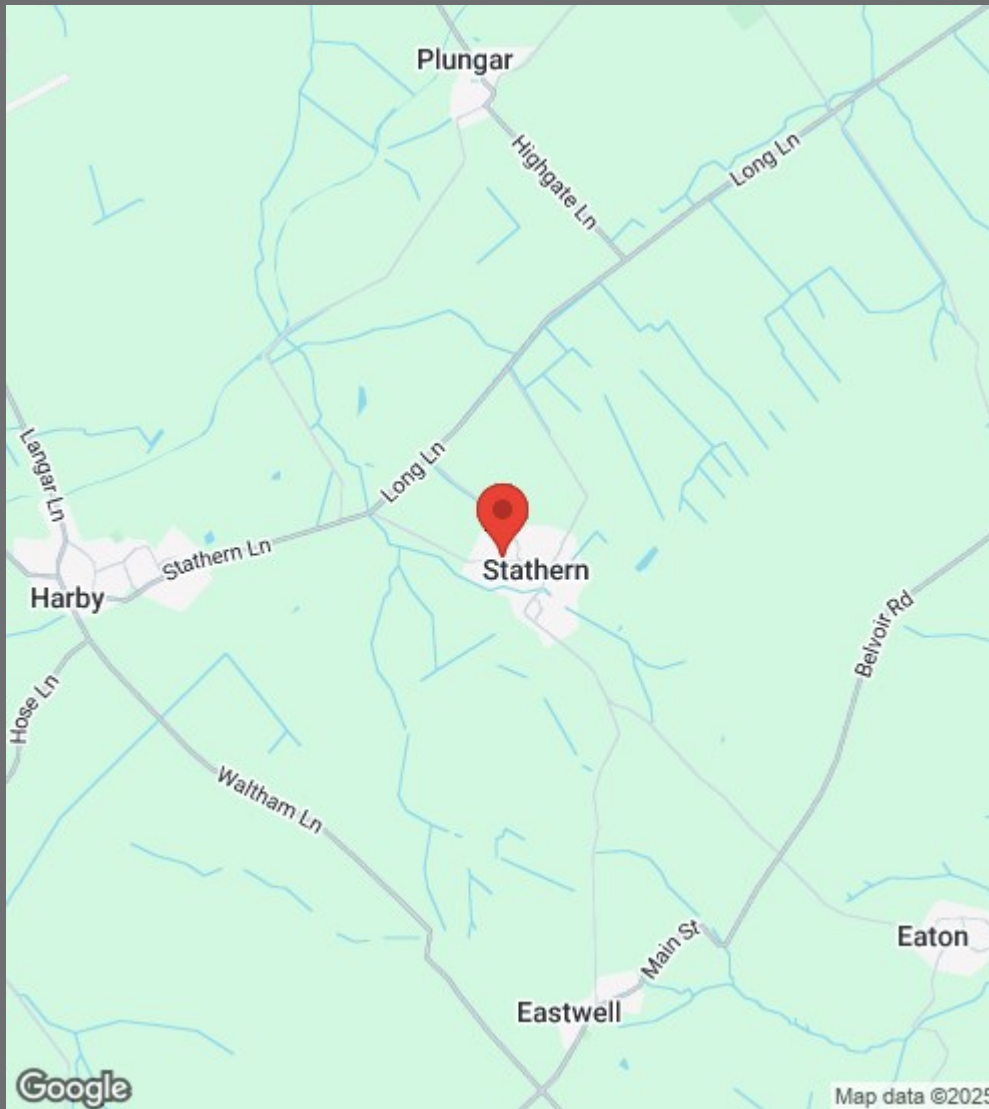
## Location

Compound 2 sits on a site with several commercial units on the outskirts of Stathern village.

Stathern is a small rural village about 9 miles northeast of Melton Mowbray. It's historically agricultural, with strong ties to nearby Harby and Redmile, and today acts as a quiet commuter and farming community with Melton providing the main services, market links, and identity for the area.

The A607, A46, and A52 are the major trunk roads linking Harby and Stathern to the regional and national road network. Locally, Stathern Lane/Harby Lane ties the two villages together, but the trunk connectivity comes from those three main routes. Stathern Station yard lies on the outskirts of the village, accessed via a wide access road, capable of serving artic/ haulage traffic.

The 7 Acre Stathern site houses numerous businesses which include Commercial Units and Hardstanding in gated compounds.



- Compound 2 Approx. 7000 Sq. Ft
- £12,000 per annum
- Within 7 Acre Stathern Site
- Secure with palisade fencing
- Close to A607, A46 and A52

**Viewing: Strictly by arrangement through Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel: 01664 560181 Option 5 Commercial**

**Terms: The property will be available on a Tenancy at Will basis on terms to be agreed**

**VAT: VAT is not payable on the rent**

**Services: Access to welfare facilities**

**EPC: N/A**

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

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk)

**Tel: 01664 560181 Option 5**

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

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.