



**Canary 1 Canary 1, Welby Grange, Welby, Melton
Mowbray, Leicestershire, LE14 3JL
To Let £22,000 per annum Approx. 2,500 Sq.ft**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**Canary 1 Canary 1
Welby Grange
Welby
Melton Mowbray
Leicestershire
LE14 3JL**

Fantastic 2,500 sq.ft Storage/ Light Industrial Unit on exclusive site
Situated on a rural estate around 1 mile from Melton Mowbray having direct access to A606 Melton Road and the A1 Great North Road at Grantham, Nottingham and Leicestershire. Excellent access is provided over a tarmac estate road.

- £22,000 PER ANNUM
- 2,500 sq.ft
- Phase 3 Electric
- Electric Roller shutter door
- Secure Site
- Fully Insulated
- Light Industrial Storage/Distribution/ Workshop



- 2,500 sq.ft - Double fronted roller shutters.
- £22,000 PER ANNUM
- Phase 3 Electric
- Electric Roller shutter door x 2
- Fully Insulated
- Ideally suited to Light Industrial, Storage/Distribution/ Workshop
- Excellent Location



VIEWING:

Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TERM:

Min 3 YEAR / tenants Internal repairing and Insuring lease

SERVICES:

Mains electricity(3 Phase), water and drainage. Parking spaces and Welfare Unit (W.C's and Kitchen/mess room) for all Unit occupiers. Minimal Service charge to be paid yearly.

VAT:

VAT is payable on the Rent





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

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