



**Unit 8 Fairfield Industrial Park Melton Road, Waltham On The Wolds, Melton Mowbray, Leicestershire, LE14 4AJ**

**£25,000 per annum Approx. 3,375 Sq. Ft**

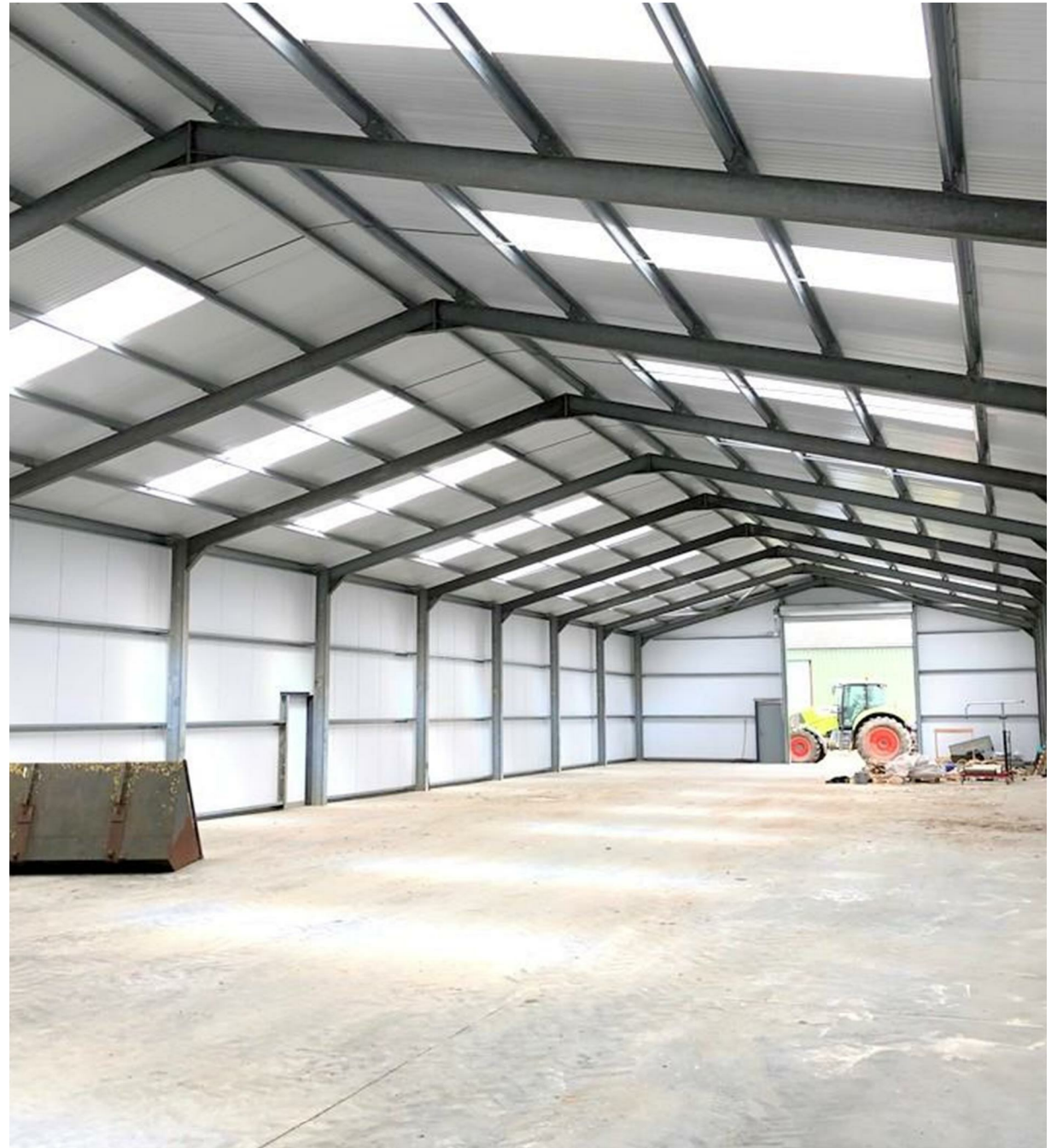
** Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**Unit 8 Fairfield Industrial Park  
Melton Road  
Waltham On The Wolds  
Melton Mowbray  
Leicestershire  
LE14 4AJ**

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An insulated warehouse premises approx. 3,375 sq. ft. of modern portal frame construction on rural business estate located 5 miles from Melton Mowbray having direct access to A607 Melton Road and the A1 at Grantham. Excellent access is provided over a new tarmac estate road due to be fitted with electric security gates and a key fob entry system.





## ACCOMMODATION

The property comprises a former agricultural store, of steel portal frame construction which has been newly converted to provide clear span modern warehouse space, having fully insulated walls and roof with the benefit of translucent roof lights. The premises are suitable for a variety of clean, light manufacturing and storage uses.

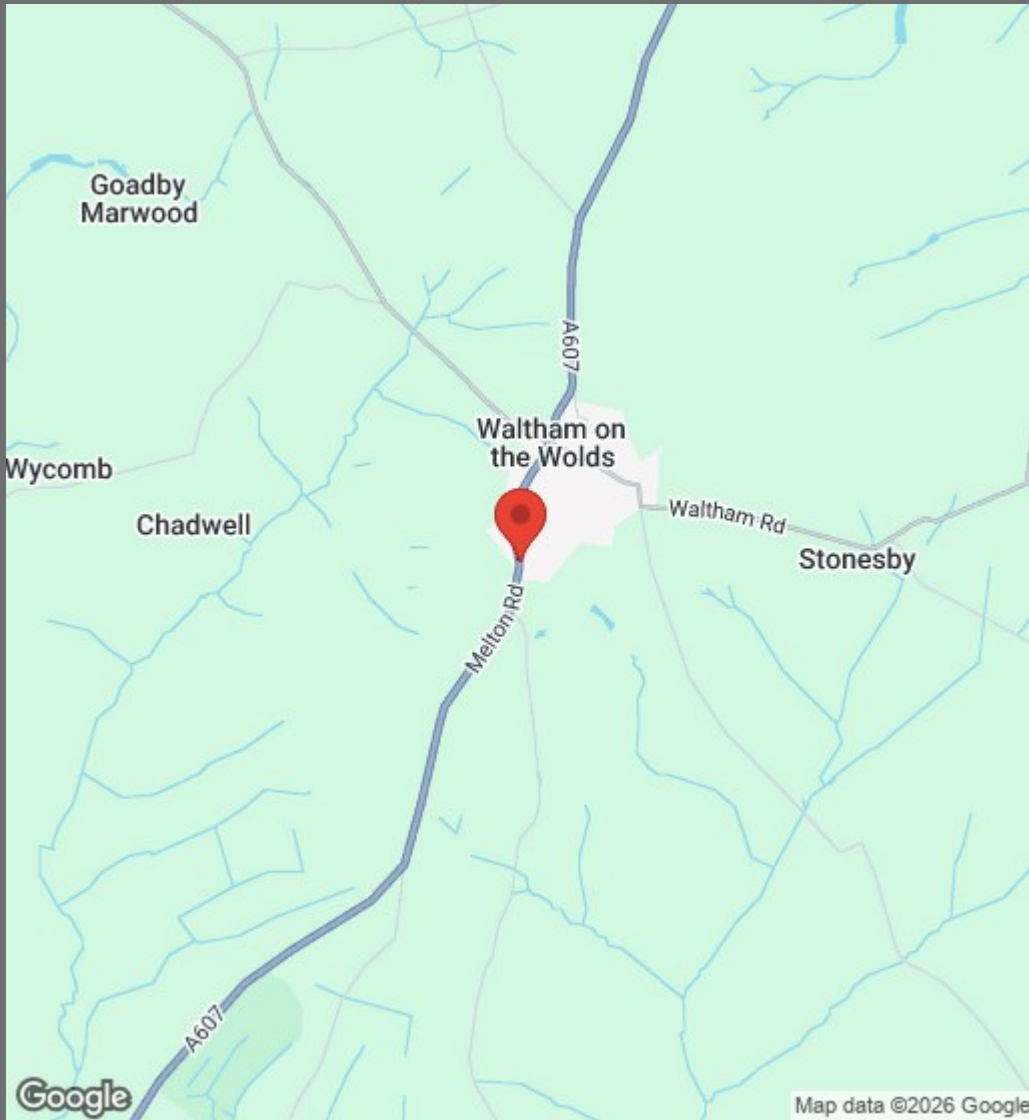
The site is located in the large village of Waltham conveniently placed just 5 miles from Melton Mowbray and 13 miles from the A1, Grantham. The warehouse is situated in nicely landscaped surroundings on a rural industrial park with access from the A607 over a new tarmac road. Considerable new housing development is taking place near-by and after building completion, electric security entrance gates are to be fitted to the site with key fob entry system.

Gross Internal Area (approx.): 3,375 sq. ft.

Minimum Eaves Height: 13.06' (4.13m)

Electric Roller doors: (H) 17' x 14' 4" (W)

The warehouse has an insulated electric roller shutter door and steel personnel door at each end. Inside benefits from a power floated concrete floor and ramped concrete apron to the front, new LED lighting. A steel fire door exits on each side.



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

www.shoulers.co.uk  
e.danby@shoulers.co.uk

Tel: 01664 560181 Option 5 Commercial

#### GENERAL INFORMATION

**VIEWING:** Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF [Tel:](tel:01664560181) (01664) 560181 Option 5 Commercial

**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), water and telephone line to be connected

**RATEABLE VALUE:** To be assessed on occupation

**EPC:** Exempt - unconditioned warehouse space

- Insulated warehouse
- Modern portal frame construction
- Rural business estate location
- 5 miles from Melton Mowbray
- £25,000 per annum
- 3,375 Sq. Ft.
- Secure site with key fob entry

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