

Unit 5 Underwood Lodge Farm, Gaddesby, LE7 4XG

To Let £24,000 per annum Approx. 3,600 Sq. Ft.

Unit 5 Underwood Lodge Farm
Gaddesby
LE7 4XG

STORAGE / LIGHT INDUSTRIAL UNIT TO LET

Rural location close to LE7 4XG offering a secure working environment with excellent access to the East Midlands road network.

The property benefits from a rural setting whilst providing convenient access to Leicester and the wider Midlands commercial network.









STORAGE / LIGHT INDUSTRIAL UNIT TO LET

Approx. 3,600 sq. ft. modern storage / light industrial shed

Approx. 4,000 sq. ft. concrete apron providing:

Loading and unloading space

Vehicle manoeuvring area

External storage / parking provision

Secure site with gated access

Additional hardstanding available by separate negotiation (additional cost applies)

Three-phase electricity supply

Electric roller shutter door access

Suitable for a variety of occupiers including:
Storage and distribution users
Light industrial operators
Workshop / assembly use
Trade and commercial storage (subject to any necessary consents)

Clean usage preferred
Ground floor accommodation: 3,600 sq. ft. (approx.)
External concrete apron: 4,000 sq. ft. (approx.)
Further external Hard standing space available if required
No Water
No W/C



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 minimum 3 Year FRI Lease - Rent incentives/break option available. Terms to be agreed, tenant responsible for all repairs, maintenance and insurance obligations

VAT: VAT is not payable on the rent

Services: No water or W/C

EPC: N/A

Nearby major trunk roads and motorway connections:

A46 – strategic route providing access around Leicester and connections to the wider Midlands road network

A6 – major north/south trunk route serving Leicestershire and surrounding commercial areas

A607 – key regional route linking Leicester with Melton Mowbray and surrounding towns

A47 – important east/west route providing links across the East Midlands

M1 Motorway (Junctions 21/22 area) – principal motorway connection for national distribution and logistics, linking London, Birmingham,

- TO LET – STORAGE / LIGHT INDUSTRIAL UNIT
- £24,000 per annum
- Approx. 3,600 sq. ft. Shed with 4,000 sq. ft. Concrete Apron
- No Water / NO W/C
- 3 Phase Electricity
- Electric roller shutter door access
- Rural setting
- Close to major roads - A46; A6; A607; A47 and M1



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