

8B Woodhill Industries Nottingham Lane, Old Dalby, Melton Mowbray, LE14 3LX

To Let £14,000 per annum **Approx. 1,747 Sq. Ft**

SHOULERS
EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL

8B Woodhill Industries
Nottingham Lane
Old Dalby
Melton Mowbray
LE14 3LX

A modern insulated industrial premises of 1,747 Sq ft on a small development of business units.

Situated outside of the village of Old Dalby lying midway between Leicester, Nottingham, Loughborough and Melton Mowbray with good road links to A46 Fosse Way offering easy access to M1 & A1.





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Unit 8B Woodhill Industries is situated on an exclusive development of business units approximately 0.5 miles from Old Dalby village centre. The property comprises of a fully insulated steel construction frame, boarded, and painted, benefiting from a three-phase electricity supply and electric roller door access from a concrete block yard. The warehouse space has a power floated concrete floor and LED lighting.

The Estate is actively managed by the resident landlord and benefits from an Asphalt estate road from Nottingham Lane with CCTV, automatic number plate recognition (ANPR) and an electric security gate with keypad entry.

Adequate parking is available to the front and rear of the building or allocated at the landlord's discretion elsewhere on site.

We understand that fibre broadband is available on site and can be connected to if required, at the tenant's cost.

UNIT 8B
Gross Internal Area: 1,747.3 Sq. ft (162.3 Sq. m)
Access given by a 3.4m high roller shutter door at the side and from a steel personnel door to the rear.
Electric Roller Door: 11.15 ft (H) x 14.26 ft (W)
Minimum Eaves Height: 11ft (3.35m)
Maximum Eaves Height: 13.95' (4.25m)

Rent: £14,000 per annum

GENERAL INFORMATION

RENT: £14,000 , in advance, exclusive of rates.

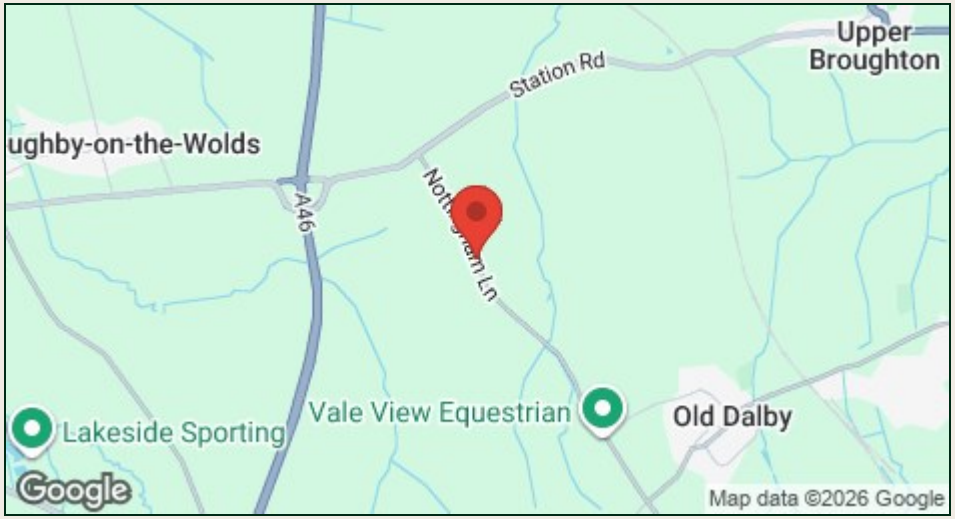
VIEWING: Strictly by appointment with Shoulers LLP, Tel:- 01664 560181 Option 5 Commercial

SERVICES: Mains electricity. Water and estate drainage are available. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries as to the existence and suitability for their intended use.

TENURE: The premises are available To Let by way of a new lease, with terms to be agreed. Min 3-Years

TERM: Term to be discussed and agreed.

VAT: VAT is not payable on the Rent, Water and Service charge due



- **Modern Insulated Industrial Premises**
- **Approx. 1,747 Sq. ft**
- **£14,000 per annum**
- **Good road links to A46 Fosse Way offering easy access to M1 & A1**
- **Roller door and personnel door**
- **The Estate is actively managed by the resident landlord**
- **Automatic number plate recognition (ANPR)**
- **Adequate parking**
- **Fibre broadband is available - Tenants Cost**

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