

Units 8A & 8B Middle Enterprise Road, Crown Business Park, Old Dalby, LE14 3BU

Premium Business Units For Sale

Guide Price £350,000 per unit

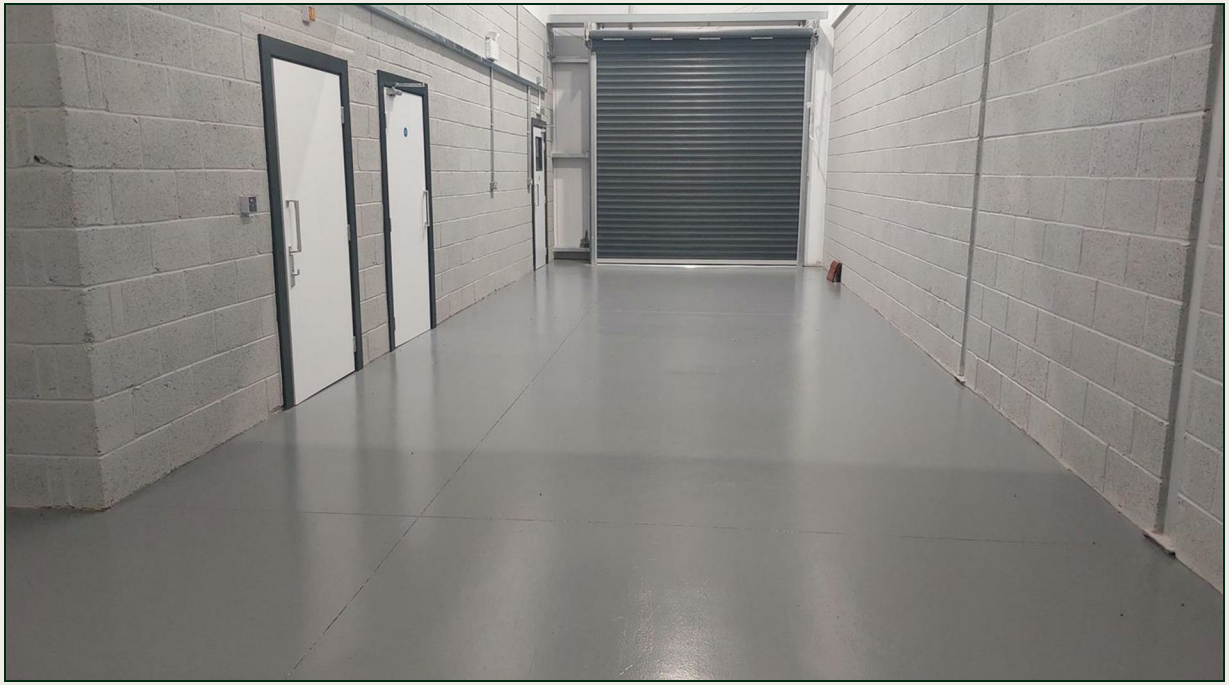
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Units 8A & 8B Middle Enterprise Road
Crown Business Park
Old Dalby
LE14 3BU

An exceptional opportunity to acquire modern, high-specification commercial units located within the prestigious Enterprise Business Park, Old Dalby.

Positioned in an exclusive cul-de-sac location, these elite business units offers privacy, excellent accessibility, and dedicated on-site parking, making it ideal for owner-occupiers





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PREMIUM BUSINESS UNITS

Unit 8A – Currently tenanted for a further 3 years (lease details available upon request)
Unit 8B - Currently vacant

The properties are arranged over two levels and provides highly versatile accommodation suitable for a range of commercial uses including office, storage, or light industrial occupation (subject to planning).
Key Features

- Modern high-specification commercial unit

- Carpeted upper floor/mezzanine accommodation ideal for office or additional workspace

- Quality fitted kitchen units finished to an excellent standard

- Dedicated private parking

- Attractive rural setting with far-reaching countryside views

ACCOMMODATION

The ground floors provide practical open-plan workspace with full-height roller shutter access, ideal for operational use, storage, or workshop requirements.

The upper floor offers a well-finished and fully carpeted area, creating an excellent office or meeting space, complemented by beautifully fitted kitchen units to provide high-quality staff facilities.

The overall specification and finish create an impressive and professional business environment.

Location & Transport Links

Enterprise Business Park (LE14 3BU) occupies a strategic location in Old Dalby, positioned between Melton Mowbray, Leicester and Nottingham, offering excellent regional connectivity.

The property benefits from convenient access to key trunk roads:

A606 – Immediate access linking Melton Mowbray and Nottingham
A46 – Approx. 3 miles away, providing major north/south connectivity
M1 Motorway (Junctions 23 & 24) – Approx. 15 miles
A1 Corridor – Easily accessible via the A46 for national distribution

Strong access to Leicester (13 miles), Nottingham (13 miles) and the wider East Midlands distribution network





GENERAL INFORMATION

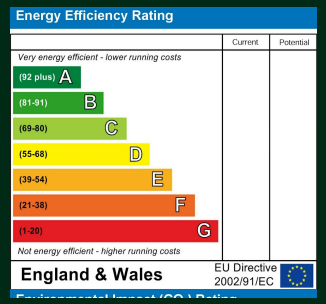
VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- ?01664? 560181 Option 5 Commercial

SERVICES: Mains electricity ?metered?, water and estate drainage

RATEABLE VALUE: TBC

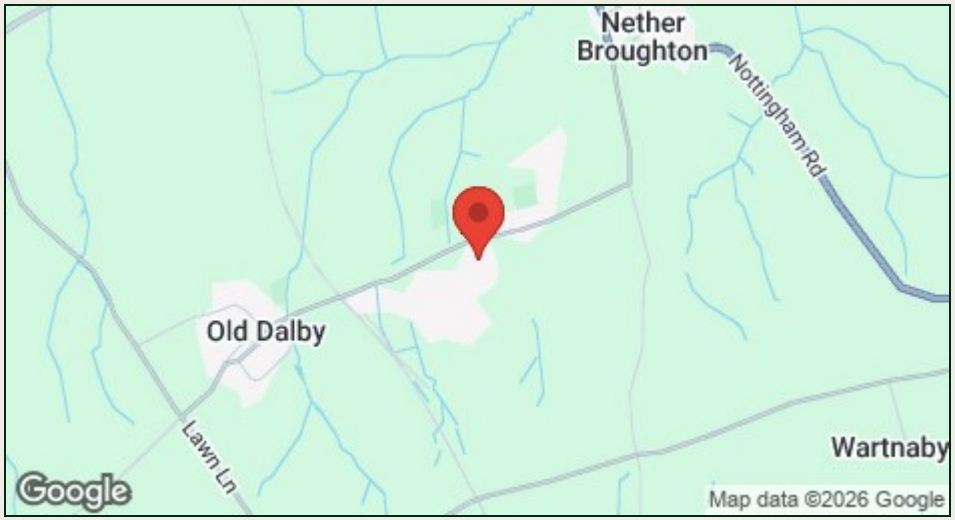
VAT: VAT is payable on the sale of each unit

EPC: Energy rating of "B" valid until 20 June 2033



EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



- **Freehold Premium Units For Sale**
- **Guide Price: £350,000 per unit**
- **Each unit Approx. 1,517Sq. Ft**
- **Elite business park setting**
- **Private cul-de-sac position**
- **Excellent HGV and commercial vehicle access**
- **Beautiful countryside outlook**
- **High-quality internal finish throughout**
- **Services: Electric, water, drainage**

Shoulers LLP, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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

Tel: 01664 560181 Option 5 Commercial

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