



**ANDREW
+
ASHWELL**

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To Let (May Sell)

Unit 2E & F Old Dalby Business Park, Nr.
Melton Mowbray, Leics. LE14 3NJ

Single Storey Warehouse/Factory Premises



- Gross Internal Area 3,074.1 sq.m. (33,090 sq.ft.)
- Single storey warehouse/factory premises
- Multiple loading doors – plus large service yard area
- Flexible occupation – 6 months to 10 years lease or sale option
- Secure and attractive Business Park

£91,000 pax (£2.75 psf)



Unit 2 E & F, Old Dalby Business Park, Nr Melton Mowbray, Leices

LOCATION

The Old Dalby Business Park is 1.2 miles from the A606 and close to the village of Old Dalby and Melton Mowbray via Nottingham Road. It is located between Leicester, Nottingham, Loughborough and Melton Mowbray, and positioned centrally within the UK.

Old Dalby Business Park is approximately 39 acres comprising mainly warehouse and manufacturing accommodation. The park has a gated entrance with CCTV monitoring and secure perimeter fencing. Occupiers include Toyota Material Handling Ltd, National Auto Parts and the Copper Cable Company Ltd.

DESCRIPTION

Unit 2 E & F comprise a large open warehouse with basic ancillary offices and amenities.

The property is mid-terraced and constructed around brick and block walls with a steel truss roof having internal clearance typically of 4.4 metres (14.5 ft). The building provides basic warehouse or manufacturing accommodation with overhead lighting plus good natural light. The roof cladding is double skin insulated metal sheet incorporating light panels.

There are two sectional overhead loading doors, for deliveries from articulated vehicles (40ft) to the front and two further doors to the rear (suitable for smaller vehicles).

The property is part of the Old Dalby Business Park which generally has ample room for lorry and car parking. It benefits from a secure perimeter fence with CCTV and a manned gated entrance.

ACCOMMODATION (Approx G.I.A.)

Single Storey 3,074.1 (33,090 sq ft)

RATING ASSESSMENT

Description:	Warehouse & Premises
Rateable Value (2010):	£62,000
UBR (2009/10):	£0.485
Est. Rates Payable (9/10):	£30,070



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TENURE

The premises are available on flexible terms subject to a commencing rental of £91,000 pax (+ VAT).

Consideration will be given to a sale (999 year lease). Details upon request.

VIEWING

Strictly by appointment with the sole agents:

Andrew & Ashwell Chartered Surveyors
53 London Road Leicester LE2 0PD

Telephone 0116 2541220

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Contact: Malcolm Grayson BSc MRICS

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