



To Let – Short Term Flexible Licence

Unit 5F Old Dalby Business Park, Nr. Melton
Mowbray, Leics. LE14 3NJ

Secure Warehouse Premises



- Gross Internal Area 1,628.8 sq.m. (17,533 sq.ft.)
- Single storey warehouse premises
- Front and rear loading doors plus service yard
- Flexible monthly occupation by licence (no legal costs)
- Secure and attractive business park

£30,000 pax (£1.71 psf) – ie £2,500 pcm



Unit 5F, 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 5F comprise a large open warehouse with loading access to the front and rear.

The property is end-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/storage accommodation but it is without heating, lighting or amenities.

If required, then external storage land with hardstanding is additionally available.

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 1,628.8 (17,533 sq ft)

RATING ASSESSMENT

Description: Warehouse & Premises

Rateable Value (2010): £62,000

UBR (2009/10): £0.414

Est. Rates Payable (10/11): £25,668



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TENURE

The premises are available by way of a monthly or quarterly licence at a rate of **£2,500pcm (+VAT)**. The licence fee includes estate service charge and buildings insurance, but the tenant shall be responsible for the cost of business rates and other outgoings.

Consideration will be given to a longer lease if required.

VIEWING

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

Telephone 0116 2541220
Fax 0116 2470245

Contact: Malcolm Grayson BSc MRICS
Email mdg@andash.co.uk
Web www.andash.co.uk

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