



To Let or For Sale

Unit 7 Old Dalby Business Park,
Leicestershire, LE14 3NJ

Detached Offices & Stores on secure 0.6 acre plot



- Approx Gross Internal Area 346.3 sq.m. (3,728 sq.ft)
- Detached offices with workshop/showroom
- Fully modernized with central heating, new lighting etc
- Secure 0.6 acre site with gated entrance
- Close to Nottingham, Leicester, Loughborough & Melton

Rent - £18,000 p.a.x . Sale £220,000



**ANDREW
+
ASHWELL**

Unit 7 Old Dalby Business Park Leicestershire, LE14 3NJ

LOCATION

The property is situated at the entrance of the Old Dalby Business Park which 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.

The 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 UK Limited, Apollo Vending Services Limited and Copper Cable Company Ltd.

DESCRIPTION

Unit 7 is the former MOD Fire Station and it comprises a detached brick building with a pitched roof. It has been more recently modernised to provide a mixture of offices and showrooms/storage.

The building has a fully fitted kitchen, suspended ceilings, fluorescent lighting, central heating, double glazed windows, W.C's, alarm, showroom and stores.

The accommodation provides various sizes of offices whilst the showroom/stores have a display frontage behind a full steel loading door. Additionally a secondary loading door to the rear is suitable for vehicle access into the building.

Externally the property comprises of a plot of approximately 0.6 acres benefiting from secure perimeter fencing with its own gated entrance within the park. There is a mixture of soft landscaping and hard standing which potentially could be used for vehicle parking or external storage. The plot is sufficiently large to allow further development subject to planning consent.

ACCOMMODATION

Gross Internal Area (approx)
346.3 sq.m. (3,728 sq.ft.)

RATING ASSESSMENT

Description:	Office & Premises
Rateable Value (2010):	£9,400
U.B.R (2010/11):	£ 0.414
Estimated Rates Payable:	£3,892

Subject to application, the rates may qualify for a reduction under Small Business Rates Relief. Interested parties should check all rating information to their own satisfaction with the local rating authority.

LEASE TERMS

The premises are available by way of a new lease for a term to be agreed subject to a **commencing rental of £18,000 per annum exclusive** plus VAT. The lease will be on conventional full repairing and insuring terms and incorporate provision for service charge and maintenance and upkeep of the estate.

SALE

The premises are available for sale by way of a 999 year lease. **Guide Price £220,000** plus VAT.

VAT

All figures quoted exclusive of VAT if applicable

VIEWING

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