

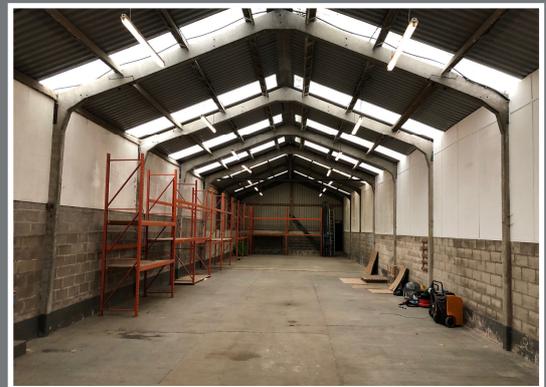


## OLD DALBY

3, SAXELBY LODGE BUILDINGS, SAXELBY PASTURES,  
LE14 3NA

To Let:  
**£12,000pa**

Warehouse premises of approximately 3,391 sq ft located within a small collection of rural business units in a pleasant rural location just off Six Hills Lane, 2.5 miles from Old Dalby, 3.7 miles from the A46, 1.5 miles from the A606 Nottingham Road and 5.9 miles from Melton Mowbray.



Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## ACCOMMODATION

A converted and extended former agricultural building of concrete and steel portal frame construction under an uninsulated pressed steel roof and steel clad upper parts. Ample provision of roof lights provide plenty of natural light and internal insulation has been added to the upper walls. Ideal for general warehouse storage use.

The property is located approximately 200 metres from Six Hills Lane midway between Grimston and Wartnaby just outside the village of Saxelbye.

**Gross internal area:** 3,391 sq ft (315 sq m)  
118' 8" x 28' 6" approx.

**Minimum Eaves height:** 15' 11" approx.

**Electric roller shutter:** 12' 7" (H) x 10' (W) with a ramp down to clear span warehouse accommodation having a concrete floor, personnel door to the front and fire escape to the rear.

**Office:** 73.9 sq ft (6.87 sq m) approx. (9' 9" x 7' 6") with window overlooking warehouse.

The property has the benefit of a three phase supply and suspended fluorescent lighting.

## GENERAL INFORMATION

**VIEWING:** Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

**TERMS:** A new 3 year lease on a tenant's internal repairing basis is offered, available from 25<sup>th</sup> March 2020.

**VAT:** We understand that VAT is not currently payable on the rent.

**SERVICES:** Sub-metered electricity (3 phase supply), is connected. The service installations have not been tested by the agents. Prospective tenants should make their own investigations as to the suitability for their intended use.

**RATEABLE VALUE:** £5,500.

**EPC:** The property is exempt from the requirements for an Energy Performance Certificate on the grounds that it is unconditioned storage space.



Wilton Lodge, Wilton Road,  
Melton Mowbray, Leicestershire LE13 0UJ

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)

[commercial@shoulers.co.uk](mailto:commercial@shoulers.co.uk)