



MELTON MOWBRAY

7, FAIRFIELD INDUSTRIAL PARK, WALTHAM ON THE WOLDS, LE14 4AJ

To Let
£28,000pa

A detached warehouse of approximately 8,349 sq. ft. of modern portal frame construction, situated on a rural estate around 5 miles from Melton Mowbray having direct access to A607 Melton Road and the A1 Great North Road at Grantham.

Excellent access is provided over a new tarmac estate road due to be fitted with electric security gates and key fob entry system.

Options for split units will be considered

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Large Storage Warehouse

ACCOMMODATION

The warehouse is part of a rural industrial park in nicely landscaped surroundings on the edge of the large village of Waltham, conveniently placed just 5 miles from Melton Mowbray and 13 miles from the A1, Grantham. The unit is accessed over a new tarmac road and electric security entrance gates are to be fitted to the site.

The warehouse is uninsulated and unconditioned and has a 15ft roller shutter door, personnel doors and a power floated floor. There is high pressure sodium lighting and good provision of natural light through multiple roof lights. Outside there is a concrete forecourt and tarmac driveway to the main road.

Gross Internal Area: 8,349 sq. ft. (775.6 sq. m.)
(148 ft. x 56 ft. approx.)

Minimum Eaves Height: 21 ft. (6.4 m)

Porta cabin office and W.C. are fitted internally 18' x 8' approx.

Proposals to split will be considered.



GENERAL INFORMATION

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

TERMS: A new internal repairing agreement is offered for 3 years or more.

SERVICES: Mains 3 phase electricity and water are connected.

RATEABLE VALUE: not yet assessed

VAT: The landlord has not waived his exemption, thus VAT will not be payable in addition to the quoted rent unless the premises are used for self-storage.

EPC: This building is unconditioned and has no EPC

DIRECTIONS: The site lies at the end of a wide drive from the A607 at the west end of the village between Waltham Nursing Home and a new housing estate. Unit 7 lies behind the block containing nos. 1 to 6.



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

Tel: 01664 410166

www.shoulers.co.uk
commercial@shoulers.co.uk