



**C5 Thorpe Road, Rotherhill Business Park, Melton Mowbray,
Leicestershire, LE13 1SQ**

GUIDE PRICE £165,000 Approx. 1158 Sq. Ft

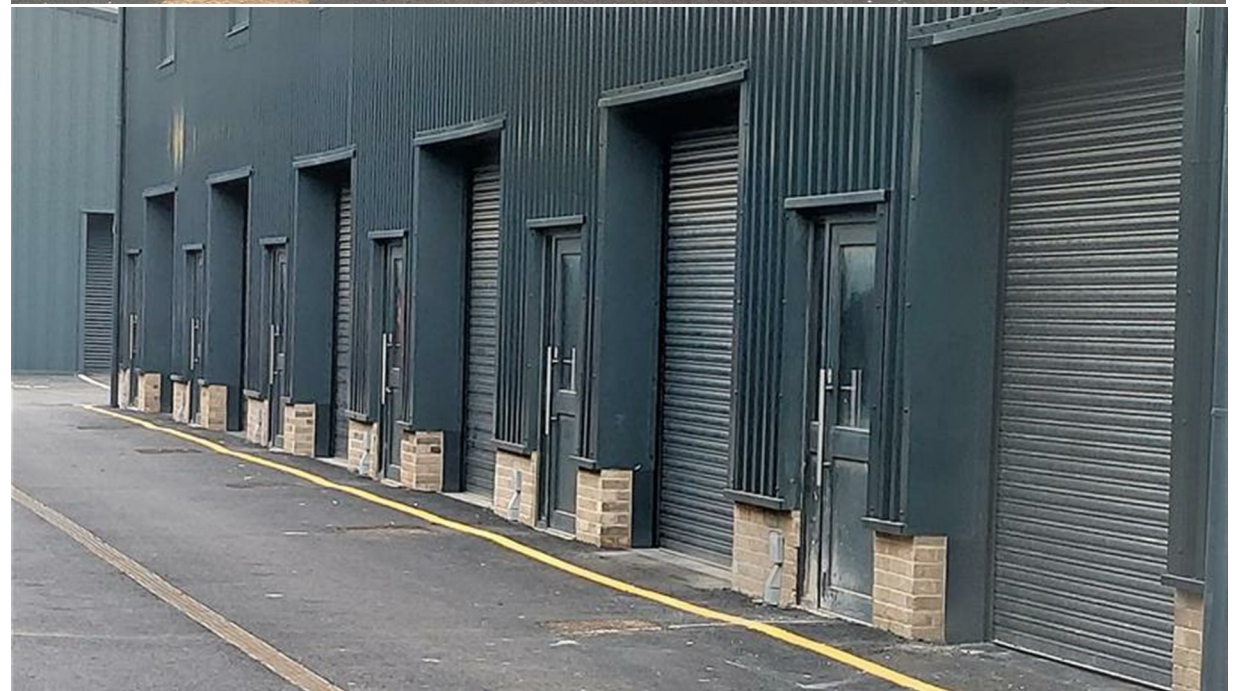
 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**C5 Thorpe Road
Rotherhill Business Park
Melton Mowbray
Leicestershire
LE13 1SQ**

A refurbished light industrial unit approximately 1158 sq ft over two floors.

Rotherhill Business Park is a business hub for local enterprises offering a mix of modern and well presented light industrial and hybrid business units. C5 is situated at the right of the site within a self-contained building, comprising two storey open plan accommodation with a light and airy feel. Ideal for micro/small to medium business falling within Class E, formally B1, B2 and B8.

The Rotherhill Business Park is located east of Melton Mowbray town centre with frontage and access to the A607, Thorpe Road. This location is approximately 20 miles from Nottingham and Leicester and allows easy access to the A46 and A1.





SPECIFICATION

Unit C5 offers a rare chance to purchase a Light Industrial building forming part of an insulated conventional portal frame construction with insulation cladding systems under a pitched roof, having stylish new Upvc double glazed windows on the 1st floor.

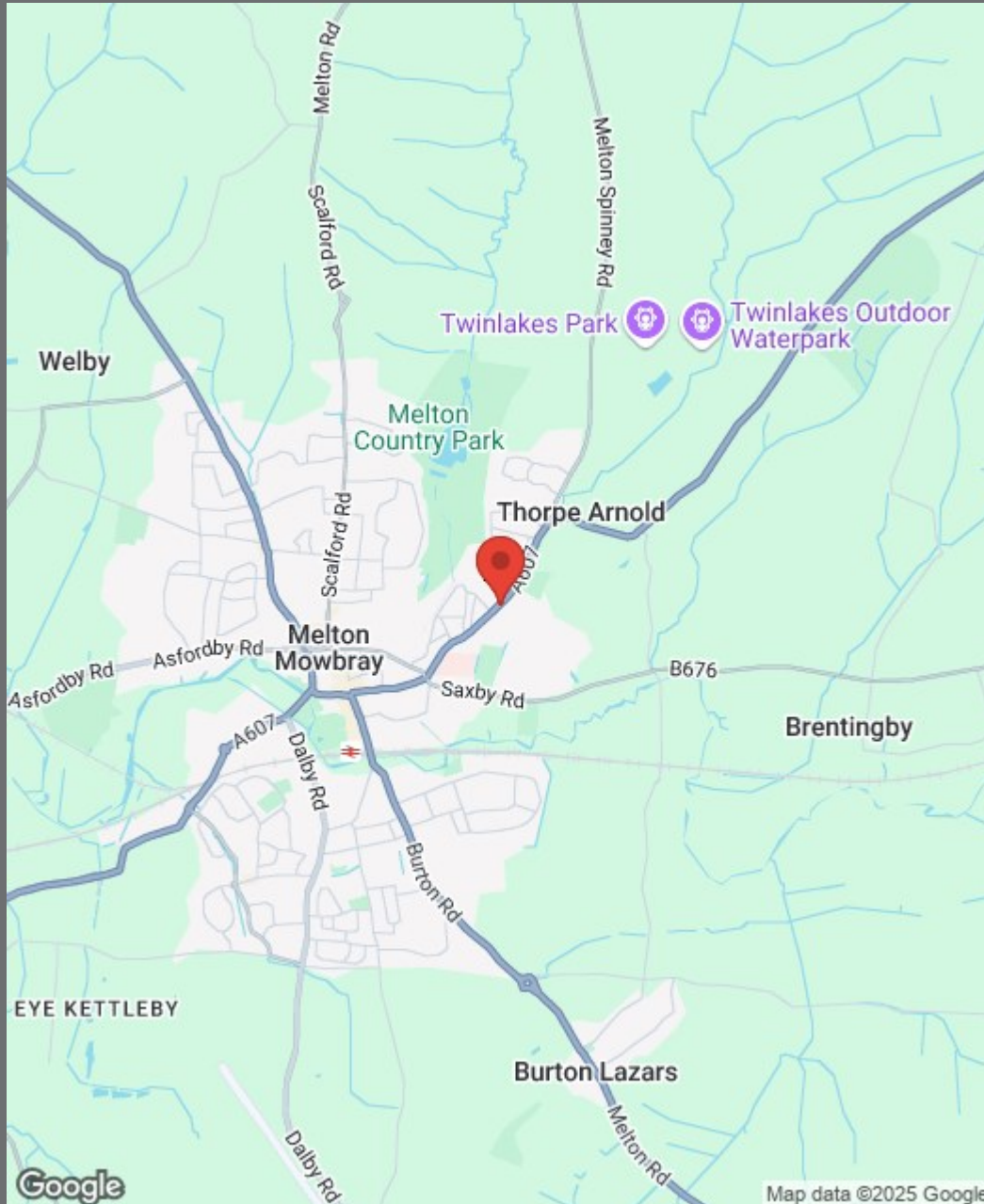
Internally the ground floor offers painted concrete flooring, 3 phase electrics, modern programmable electric panel heating, broadband and LED lighting, Fire Alarm system and W.C. with disabled access, hot water heater and emergency assist alarm. Access via a personnel door, with 10ft x 9ft electric roller shutter door to the front of the unit. Minimum eaves height to mezzanine : 10.26 ft.

Open tread metal staircase to:

The 1st floor offers carpeted Offices/Storage area, suspended ceiling with recessed LED lighting, modern programmable electric panel heating, kitchenette with hot water heater, adequate sockets and data cabling. The whole unit is self contained , having its own independent entrance located to the front of the property. The property is accessed directly from the main parking area and is offered with 2 car parking spaces.

The site has an electric entry gate system and security fencing.





- Full refurbished high quality specification
- Designated car parking allocation of 2 spaces
- Class E, Commercial and Business service uses
- Fully managed and secure estate
- Excellent business location within walking distance of Melton Mowbray town centre
- 1158 Sq. Ft
- Guide Price £165,000
- Office/Storage area
- Fully occupied Business Park

GENERAL INFORMATION

VIEWING: Strictly by arrangement with Shouler & Son Contact: (01664) 560181 e.danby@shoulers.co.uk
TERMS: Vacant possession upon completion

SERVICE CHARGE: There is a service charge for the maintenance and upkeep of the communal areas of the business park

VAT: VAT is payable on purchase price and service charge

RATEABLE VALUE: Available on request

EPC: The unit has an Energy Performance Asset Rating Band C



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