



 **Shouler & Son**

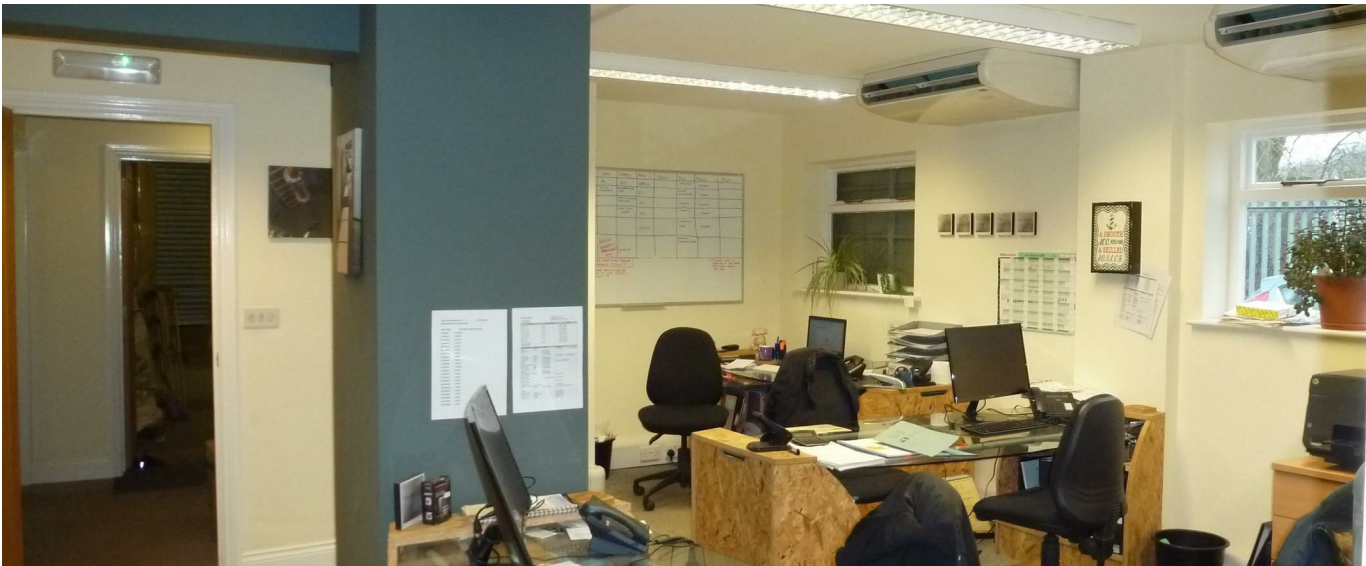
Land & Estate Agents, Valuers & Auctioneers

5 SAXELBYE LODGE BUILDING

TO LET £15,000 per annum

SAXELBYE PASTURES
LE14 3NA

Converted former farm buildings of brick built construction under a pressed steel roof ideal for business use offering a warehouse or workshop space and well appointed administration office accommodation, with a further loading bay to the first floor store room. The property is located approximately 200 metres from Six Hills Lane midway between Grimston and Wartnaby just outside the village of Saxelbye.



Net internal area: 1,990 sq ft (185 sq m)

Warehouse/workshop: 39' 4" x 26' 1"
(1,026 sq ft) (95 sq m)

Electric roller shutter: 10' 2" (W) x 11' 6" (H)

3 phase supply and fluorescent lighting.

Minimum Eaves height: 9' approx.

Entrance Lobby with Male and Female toilets
& shower room.



Office: 328 sq ft (30 sq m) approx divided, into private and reception areas, with an Air Source Heat Pump for air conditioning and heating, carpet tiled flooring, Cat II lighting, peripheral trunking and attractive oak doors. The windows have external metal window shutters to the front (currently in store).

Kitchen: 65 sq ft (6 sq m) approx. with worktop, sink and base units and breakfast bar.

Rear Lobby leading to:

Storeroom: 32 sq ft (2.9 sq m) approx.

Side Loading Bay: 93 sq ft (8.64 sq m) approx. with manual roller shutter (8' 5" x 10'5"). Bay height 16' 11" having double loading doors opening onto 1st floor storeroom.

Stairs to First Floor:

Storeroom: 380.54 sq ft (35.35 sq m) approx. with concrete floor, Teknik multifuel stove and domestic style worksurface with electric/communication ports, fitted with a Wood burner.

Outside: Parking for 4 cars.



VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel: 01664 560181

TERMS: A new 3 year lease on a tenant's internal repairing basis is offered.

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

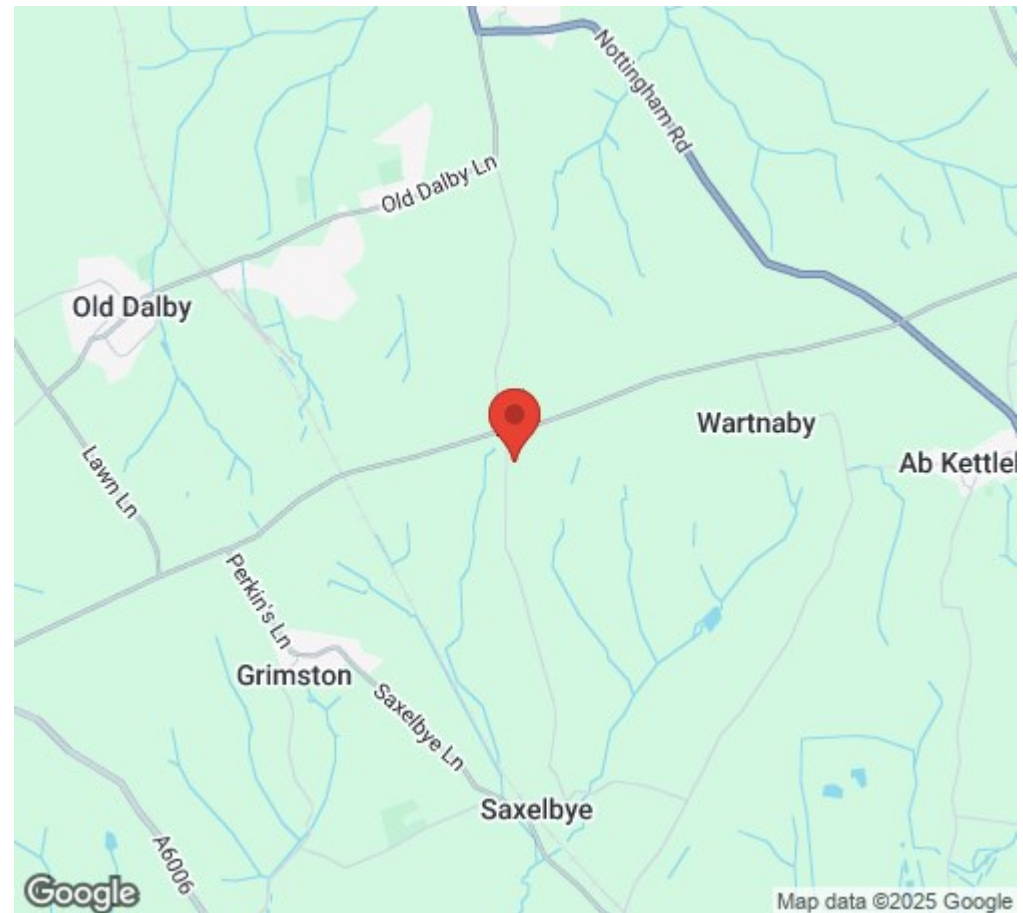
SERVICES: Mains electricity, water and private drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

RATEABLE VALUE: £5,500

EPC: This building has an Energy Performance Asset Rating Band C. Ref: 0270-3908-0313-9400-6010.

The full EPC is available on request and downloadable from:

<https://www.ndepcregister.com/>



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