



**The Estate "Granary" Offices, Colston Lane,  
Harby, Melton Mowbray, LE14 4BE  
£16,000 per annum Approx 1,200 Sq. Ft**

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

**The Estate "Granary" Offices  
Colston Lane, Harby  
Melton Mowbray  
LE14 4BE**

Nestled on the charming Colston Lane in the heart of Melton Mowbray, this impressive office space offers a generous 1,200 square feet of versatile accommodation. Ideal for businesses seeking a professional environment, this property combines functionality with a prime location.

The office is designed to cater to a variety of business needs, providing ample room for both collaborative work and private meetings. Its spacious layout allows for easy configuration, ensuring that you can create an atmosphere that best suits your operations. The property benefits from natural light, which enhances the working environment, making it a pleasant place for both employees and clients.

Contact - Ed Danby - Commercial Consultant-  
01664560181 - Option 5 Commercial for  
viewings

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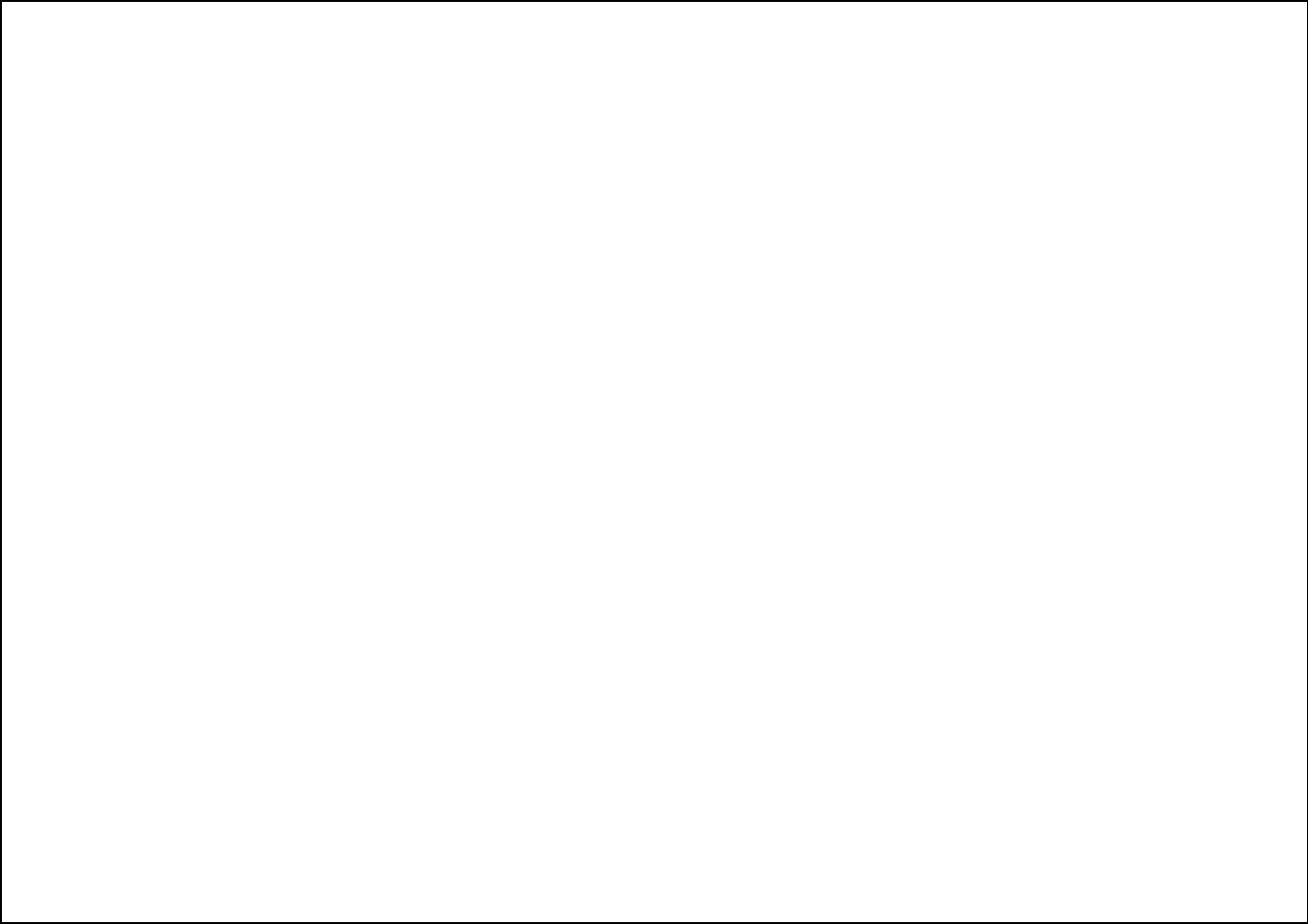


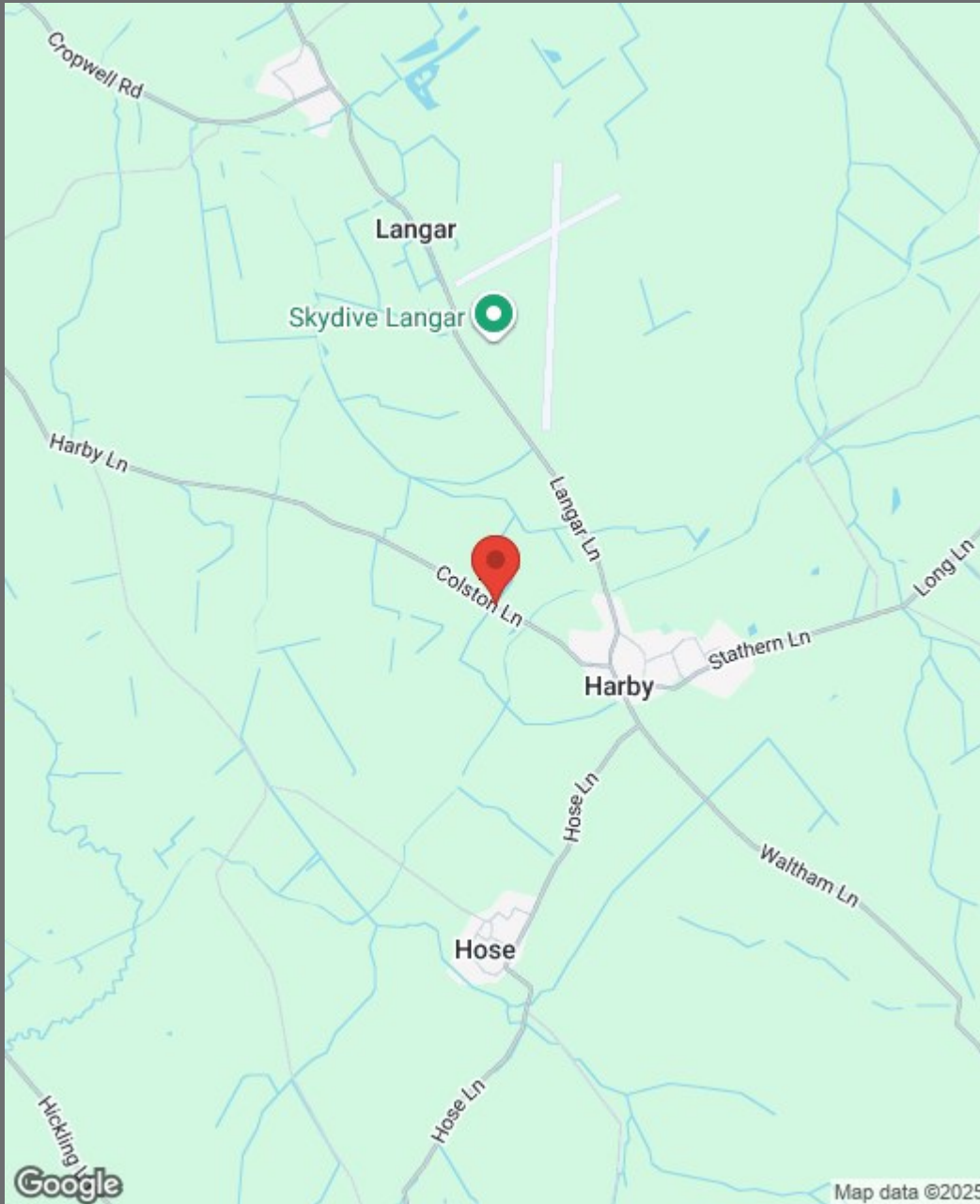
Harby near Melton Mowbray is renowned for its rich history and vibrant community, making it an attractive location for businesses. The area boasts excellent transport links, ensuring easy access for both staff and visitors. With a range of local amenities nearby, including local shop, pubs, and beautiful countryside, your team will enjoy the convenience of having everything they need within reach.



This office space on Colston Lane presents a fantastic opportunity for those looking to establish or expand their business in a thriving market town. Whether you are a start-up or an established company, this property is sure to meet your requirements and provide a solid foundation for your future success. Do not miss the chance to secure this prime office space in Harby.







- Suitable for: Rural office space, small-scale manufacturing, hobbyist use.
- Managed site with CCTV & number-plate recognition via private access road from Colston Lane
- Excellent links to A52 and A46
- 1200 sq.ft - Converted Grain store with parking
- Beautifully finished with 2 large office and Board Room
- Reception area , with Kitchen and W/C's
- £16,000 per annum
- Business rates - awaiting rating
- Water, Electric , Drainage
- Contact - Ed Danby - Commercial Consultant- 01664560181 - Option 5 Commercial for viewings



County Chambers, Kings Road  
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