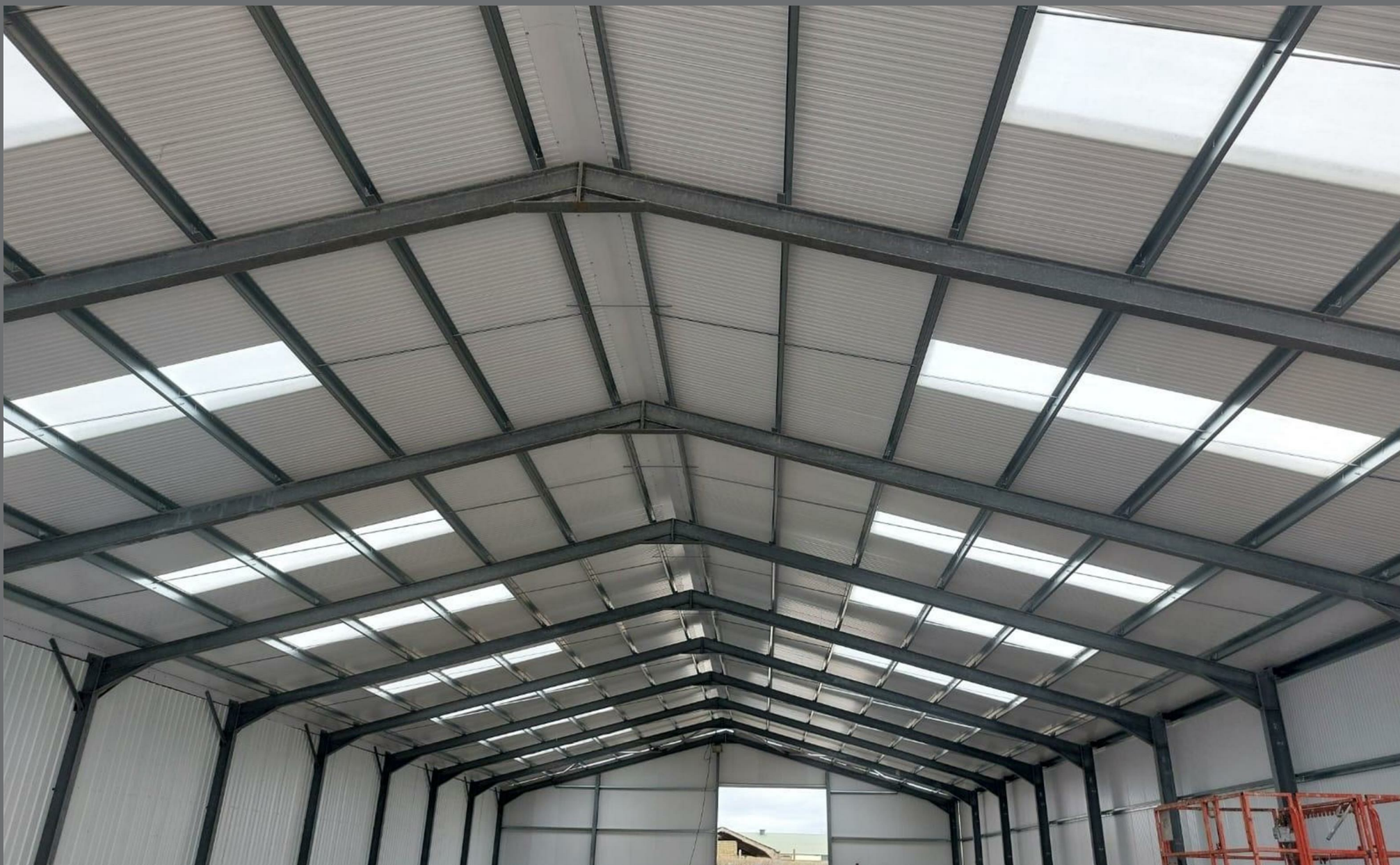




1-2 Units, FairField Farm Melton Road, Waltham On The Wolds, Melton Mowbray, LE14 4AJ

Units available To Let from £13,500 per annum

Units range from 1,800 Sq. Ft - 4,500 Sq. Ft

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

1-2 Units

FairField Farm Melton Road

Waltham On The Wolds

Melton Mowbray

LE14 4AJ

NEW INDUSTRIAL / WAREHOUSE UNITS TO LET

DEVELOPMENT OVERVIEW

A high-quality industrial and warehouse development extending to approximately 4,500 sq. ft, configured as two self-contained units or as a whole.

The development is suitable for a range of occupiers requiring modern industrial, warehouse, storage, distribution or light manufacturing accommodation.

LOCATION

Strategically located at Waltham on the Wolds, LE14 4AJ, approximately 5 miles north-east of Melton Mowbray, providing excellent access across the East Midlands and East of England. The site benefits from direct access to the A607 Melton Road and onward connections to the regional and national road network.





SPECIFICATION

The units will be completed to a high specification including:

- Fully insulated steel portal frame construction
- Electric roller shutter loading doors
- Separate pedestrian access doors
- 3-phase electricity supply
- Mains water connection
- Foul drainage
- High-efficiency LED lighting throughout
- Power-floated concrete floors
- Generous internal eaves height
- WC facilities
- Dedicated parking and loading areas
- Landscaped external areas

SECURITY FEATURES

The site will benefit from comprehensive security measures including:

- Secure fenced and gated estate
- CCTV monitoring throughout the development
- Key-code / fob-controlled access
- External security lighting
- Controlled vehicle entry and exit

PLANNING USE

The units are available under:

Class B2 – General Industrial

Class B8 – Storage & Distribution

Suitable for:

- Warehousing
- Logistics operations
- Storage businesses
- Manufacturing
- E-commerce fulfilment
- Engineering and fabrication businesses

The development is suitable for a range of occupiers requiring modern industrial, warehouse, storage, distribution or light manufacturing accommodation.

UNIT 1 - £20,250 per annum - Approx 2,700 Sq. Ft

UNIT 2 - £13,500 per annum - Approx 1,800 Sq. Ft

Alternative whole warehouse structure of:

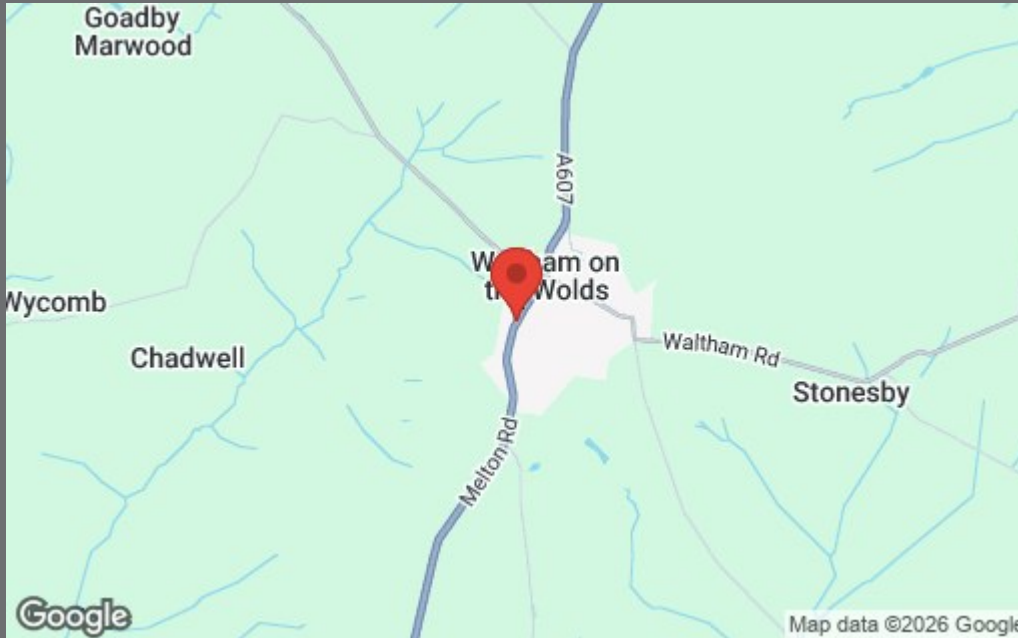
UNIT 1 - £33,750 per annum - Approx 4,500 Sq. Ft

The development is suitable for a range of occupiers requiring modern industrial, warehouse, storage, distribution or light manufacturing accommodation.

Availability

Units available individually or one larger unit, subject to lease terms and availability.





GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF [Tel:- \(01664\) 560181](tel:01664560181)
Option 5 Commercial

TERMS: A new internal repairing agreement is offered for a term of 3 years or more

VAT: VAT is currently payable in addition to the quoted rent

SERVICES: Mains 3 phase electricity (sub-meter), water and telephone line to be connected

RATEABLE VALUE: To be assessed on occupation

EPC: Exempt - unconditioned warehouse space

The development enjoys excellent connectivity to major freight and distribution routes:

A607 Melton Road – Direct access from the site.

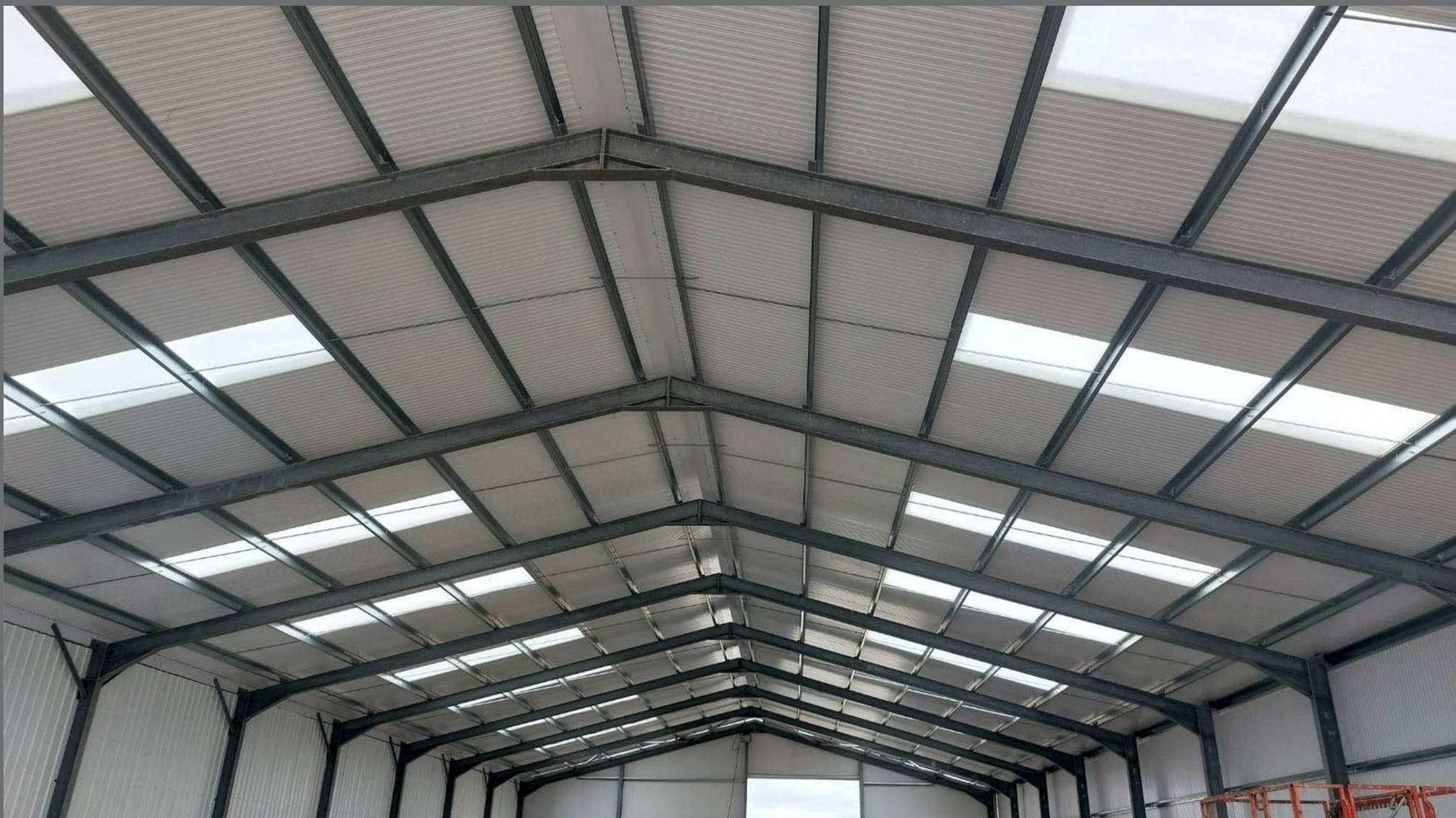
Major Routes Nearby

Route	Distance (Approx.)	Connectivity
A607	Immediate	Melton Mowbray – Grantham
A46	10 miles	Leicester, Newark, Lincoln, M1
A1 (Great North Road)	13 miles	London, Peterborough, Doncaster, Newcastle
A52	12 miles	Nottingham – Grantham Corridor
M1 Motorway	25 miles	National motorway network
M69 Motorway	30 miles	Midlands freight corridor

Approximate Journey Times

- Melton Mowbray – 10 minutes; Grantham / A1 – 15 minutes; Leicester – 35 minutes; Nottingham – 35 minutes; Newark – 30 minutes; East Midlands Airport – 45 minutes; Birmingham – 1 hour 15 minutes

- New Industrial / Warehouse Units To Let
- Development Overview - Approx 4,500 Sq. Ft
- 2 self-contained units or 1 whole unit
- Units range from £13,500 - £33,750 per annum
- Units range from 1,800 Sq. Ft - 4,500 Sq. Ft
- Fully insulated steel portal frame construction
- Secure fenced and gated estate
- A607 Melton Road – Direct access from the site
- Excellent connectivity to major freight and distribution routes A46; A1 and A52



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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Tel: 01664 560181 Option 5 Commercial


Land & Estate Agents, Valuers & Auctioneers

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