



1-3 Units - Unit 8 Fairfield Industrial Park Melton Road, Waltham On The Wolds, Melton Mowbray, Leicestershire, LE14 4AJ

**Units available To Let from £11,000 per annum
Units range from 1,300 - 4,000 Sq. Ft**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**1-3 Units - Unit 8 Fairfield
Industrial Park Melton Road
Waltham On The Wolds
Melton Mowbray
Leicestershire
LE14 4AJ**

An insulated portal framed warehouse extending to approx. 4,000 sq. ft. configured as three self-contained units or as a whole on rural business estate located 5 miles from Melton Mowbray.

The site is located in the large village of Waltham conveniently placed just 5 miles from Melton Mowbray and 13 miles from the A1, Grantham. The warehouse is situated in nicely landscaped surroundings on a rural industrial park with access from the A607 over a new tarmac road. Considerable new housing development is taking place near-by and after building completion, electric security entrance gates are to be fitted to the site with key fob entry system.





ACCOMMODATION

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

UNIT 1 - 3 - £11,000 per annum - Approx 1,300 Sq. Ft

Alternative whole warehouse structure of:

UNIT 1 - £30,000 per annum - Approx 4,000 Sq. Ft

Availability

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

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
- Access to 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:

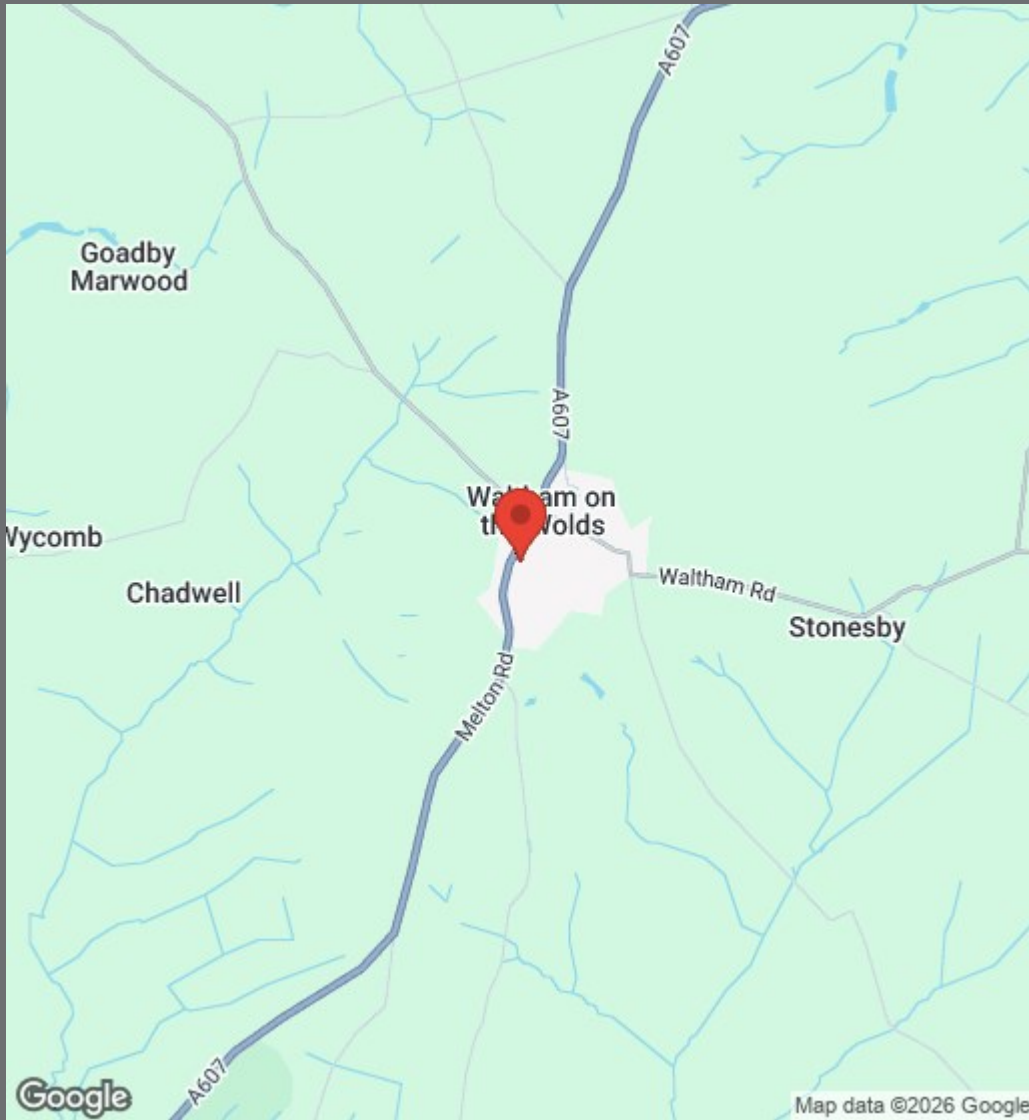
Class B2 – General Industrial

Class B8 – Storage & Distribution

Suitable for:

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





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

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Tel: 01664 560181 Option 5 Commercial

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

- Insulated warehouse units To Let
- Modern portal frame construction
- Rural business estate location
- 5 miles from Melton Mowbray
- Units range from £11,000 - £30,000 per annum
- Units range from 1,800 Sq. Ft - 4,000 Sq. Ft
- Secure site with key fob entry
- A607 Melton Road - Direct access from the site
- Excellent connectivity to major freight and distribution routes A46; A1 and A52

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