



B4, Rotherhill Business Park Thorpe Road, Melton Mowbray, Leicestershire, LE13 1SQ

Industrial Unit Freehold Sale £245,000

Ground Floor Approx. 1,400 Sq. Ft + Mezzanine

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

B4
Rotherhill Business Park
Thorpe Road
Melton Mowbray
Leicestershire
LE13 1SQ

Exceptionally refurbished industrial/hybrid unit, prime location, ready for business. Unit B4 represents a rare opportunity combining affordability, quality, and strategic position. It's an excellent base for businesses that require visibility, efficiency, and a professional image without the premium cost of larger units or city-based sites.

A high-spec industrial/hybrid unit perfectly positioned in a secure, modern estate with excellent connectivity. Fully refurbished, this unit offers an ideal space for growing SMEs, trade-counters, light industrial operations or storage/warehouse businesses looking for quality, flexibility, and location.





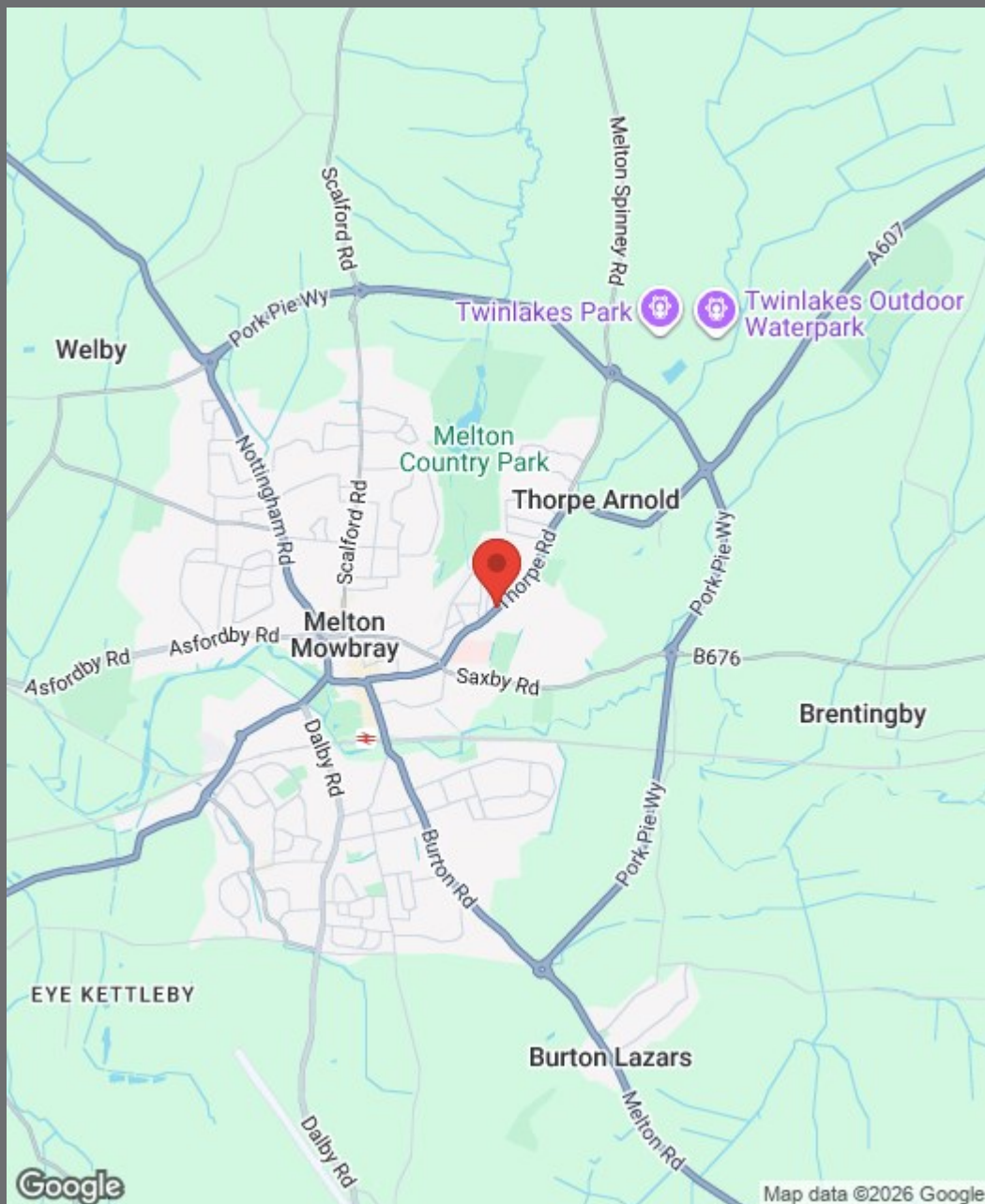
Key Features & Benefits

- **High Specification Finish:** Fully refurbished to modern standards, with quality cladding, insulation, and steel portal-frame construction. Offers a clean and functional environment that projects professionalism.
- **Flexible Usage:** Suited to Class E/B1/B2/B8 uses (business / light industrial / warehouse / hybrid combinations), allowing you to tailor the space to your precise operational needs.
- **Size:** Approx 1,400sq ft (~130.1 m²) a manageable footprint for small/medium operations.
- **In addition,** the unit has a 730sq.ft (67 sq. m) mezzanine.
- **Access & Parking:** Dedicated car parking; personnel and roller shutter doors ensure ease of movement for goods & staff. Estate is fully managed and secure.
- **On-site Amenities:** Three-phase power, broadband / fibre connectivity possibilities, WC and kitchen/tea-point facilities.

Location Advantages

- **Excellent Town & Road Access:** Located on Thorpe Road (A607), east of Melton Mowbray town centre, easy walking distance to amenities, retail, etc.
- **Regional Connectivity:** Around 17-20 miles from Leicester and Nottingham. Quick access to the A46 and A1 for logistical reach.
- **Secure & Attractive Business Environment:** Part of a scheme of refurbished business units (Phase 1 / Phase 2) designed to attract local industry, trades, and light commercial users. Well maintained estate.





GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

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 the Purchase Price of the Property

EPC: Energy Performance Asset Rating Band C

- Full refurbished high quality specification
- Designated car parking allocation of 3 spaces
- Class E, Commercial and Business service uses
- Fully managed and secure estate
- Excellent business location within walking distance of Melton Mowbray town centre
- 1,400 Sq. Ft
- Freehold Sale £245,000 + VAT
- Mezzanine Storage area 730 Sq. Ft
- Fully occupied Business Park



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