Unit 5 Underwood Lodge Farm, Gaddesby, LE7 4XG

To Let £24,000 per annum Approx. 3,600 Sq. Ft.

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Unit 5 Underwood Lodge Farm
Gaddesby
LE7 4XG

STORAGE / LIGHT INDUSTRIAL UNIT TO LET

Rural location close to LE7 4XG offering a secure working environment with excellent access to the East Midlands road network.

The property benefits from a rural setting whilst providing convenient access to Leicester and the wider Midlands commercial network.

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

STORAGE / LIGHT INDUSTRIAL UNIT TO LET

Approx. 3,600 sq. ft. modern storage / light industrial shed

Approx. 4,000 sq. ft. concrete apron providing:

Loading and unloading space

Vehicle manoeuvring area

External storage / parking provision

Secure site with gated access

Additional hardstanding available by separate negotiation (additional cost applies)

Three-phase electricity supply

Electric roller shutter door access

Suitable for a variety of occupiers including:
Storage and distribution users
Light industrial operators
Workshop / assembly use
Trade and commercial storage (subject to any necessary consents)

Clean usage preferred
Ground floor accommodation: 3,600 sq. ft. (approx.)
External concrete apron: 4,000 sq. ft. (approx.)
Further external Hard standing space available if required
No Water
No W/C

Viewing: Strictly by arrangement through Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel: 01664 560181 Option 5 Commercial

Terms: The property will be available on a minimum 3 Year FRI Lease - Rent incentives/break option available. Terms to be agreed, tenant responsible for all repairs, maintenance and insurance obligations

VAT: VAT is not payable on the rent

Services: No water or W/C

EPC: N/A

Nearby major trunk roads and motorway connections:

A46 – strategic route providing access around Leicester and connections to the wider Midlands road network

A6 – major north/south trunk route serving Leicestershire and surrounding commercial areas

A607 – key regional route linking Leicester with Melton Mowbray and surrounding towns

A47 – important east/west route providing links across the East Midlands

M1 Motorway (Junctions 21/22 area) – principal motorway connection for national distribution and logistics, linking London, Birmingham,

- **TO LET – STORAGE / LIGHT INDUSTRIAL UNIT**
- **£24,000 per annum**
- **Approx. 3,600 sq. ft. Shed with 4,000 sq. ft. Concrete Apron**
- **No Water / NO W/C**
- **3 Phase Electricity**
- **Electric roller shutter door access**
- **Rural setting**
- **Close to major roads - A46; A6; A607; A47 and M1**

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

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 Oprion 5 Commercial

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.