

Units 8a/8b & 8c Units - Unit 8 Fairfield Industrial Park Melton Road, Waltham On The Wolds, Melton Mowbray, Leicestershire, LE14 4AJ

Units available To Let from £11,200 per annum

Units range from 1,300 - 4,000 Sq. Ft .

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Units 8a/8b & 8c Units - Unit 8 Fairfield Industrial Park Melton Road

Waltham On The Wolds

Melton Mowbray

Leicestershire

Only 2 Units Remaining
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.

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ACCOMMODATION

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

UNIT 1 - 3 - £11,200 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:

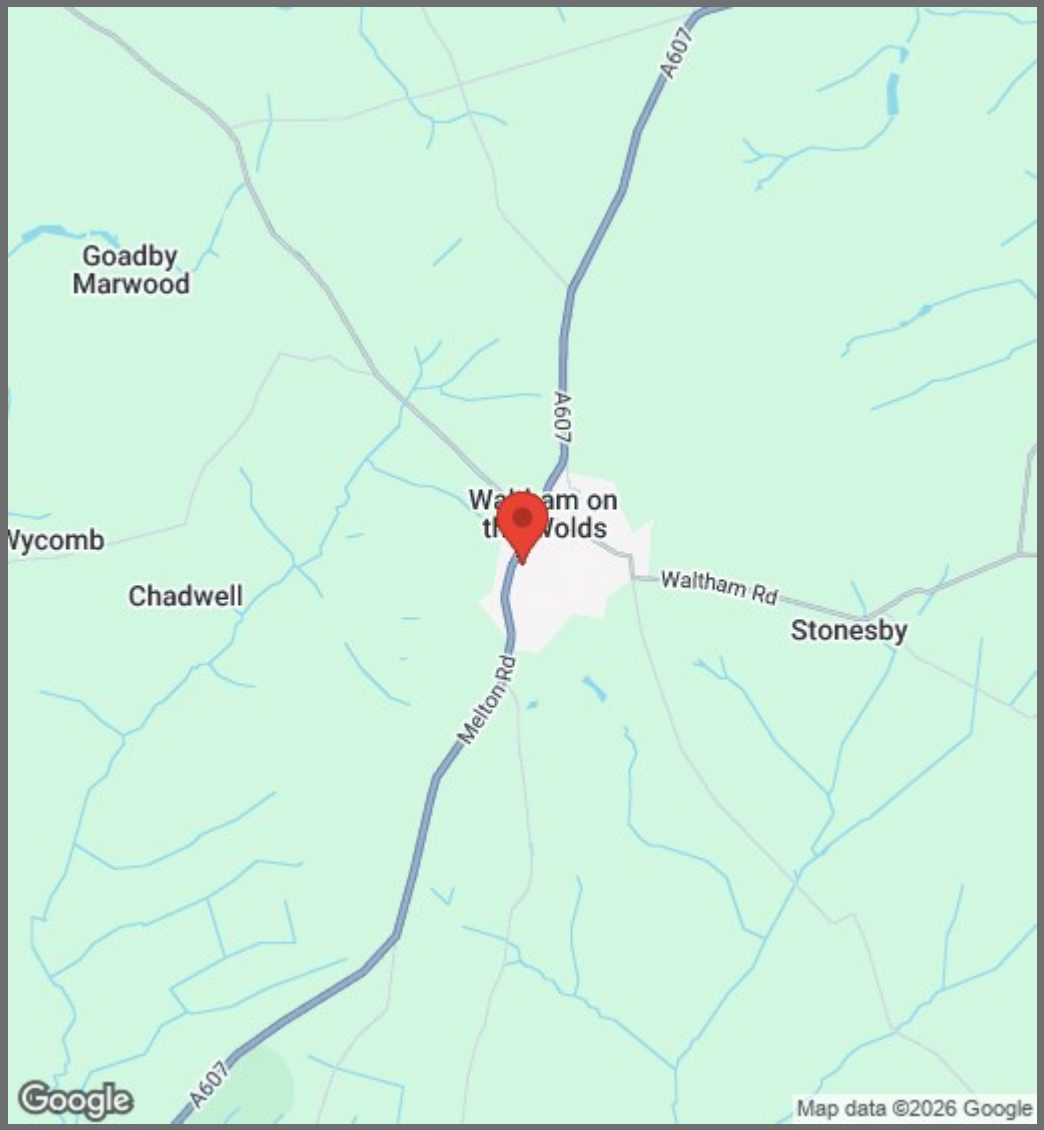
- Secure fenced and gated estate
- CCTV monitoring throughout the development
- Key-code / fob-controlled access
- External security lighting
- Controlled vehicle entry and exit

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





GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel:- (01664) 560181 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 conustrction**
- **Rural business estate location**
- **5 miles from Melton Mowbray**
- **Units range from £11,200 - £22,500 per annum**
- **Units range from 1,300 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**

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

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