

# Old Dalby

## Business Park A46

### Land – Plot B & C

OLD DALBY BUSINESS PARK A46, LEICESTERSHIRE, LE14 3NJ

### TO LET / FOR SALE

Secure Storage / Development Land – 3 to 8.5 acres



- Rent - £20,000 pa / acre
- Price - £250,000 / acre
- Secure storage / development land – From 3 to 8.5 acres
- Industrial/warehouse premises separately available (if required)
- Controlled entrance / Site manager
- Close to A46
- Secure site with CCTV
- Flexible terms

## description

Plots B & C comprises a total site area of approx 8.5 acres and can be let/sold as a single lot or divided to meet requirements from 3 acres.

The land can be used for external storage since the estate is secure and much of the surface has hard-standing.

Development of part or the whole of the site will be subject to a detailed planning consent. The land is allocated for the main industrial uses classes (warehousing and manufacturing).

There are buildings separately available on the estate (contact joint agents for current availability).

## accommodation

From approx 3 – 8.5 acres



**TENURE**

The land is available by way of a new lease for a term to be agreed. The lease includes provision for an estate service charge.

**INDICATIVE PRICE / RENT**

Rent - Per Acre - £20,000 pax

Sale (Approx 999 years) Per Acre - £250,000

**VAT**

All figures quoted exclusive of VAT which is applicable.

**VIEWING**

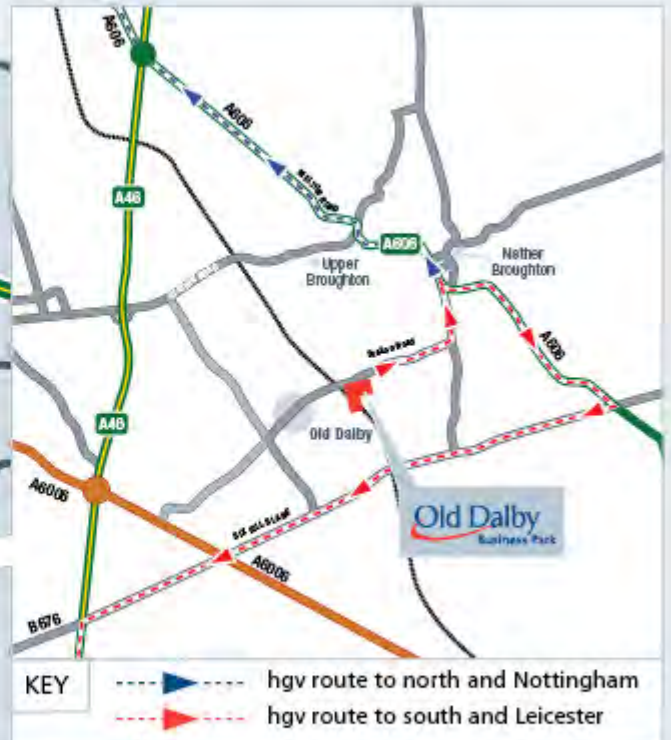
Strictly by appointment with the joint agents.



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SAT NAV: LE14 3NJ



### location

Old Dalby Business Park is positioned centrally within the UK and is located 1.2 miles from the A606, within easy access of Leicester, Nottingham, Loughborough and Melton Mowbray. The recently completed dualling of the A46 has created an excellent link road from J21a of the M1 to the West, across to the A1 at Newark and beyond to Lincoln.

Old Dalby Business Park is approximately 39 acres comprising mainly warehouse and manufacturing accommodation. The Park has a gated entrance with CCTV monitoring and secure perimeter fencing. Occupiers include Toyota Material Handling UK Ltd and Apollo Vending Services Ltd

### distances

#### Railway Stations

Melton Mowbray	5.3 miles
Nottingham	11.6 miles
Leicester	13.7 miles
Loughborough	11.5 miles

#### Major Roads

A606 (Melton/Nottingham)	1.2 miles
A46 (Leicester/Newark)	5.0 miles
M1 (J21a)	19.0 miles
A1	15.8 miles

#### Airports

East Midlands	14.3 miles
Birmingham International	39.8 miles
Coventry	42.8 miles

#### Urban Boundaries

Melton Mowbray (Pop. 47,866)	5.0 miles
Loughborough (Pop. 153,462)	9.3 miles
Nottingham (Pop. 266,988)	9.9 miles
Leicester (Pop. 279,921)	12.4 miles

### contact the joint agents

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Sean Bremner - sbremner@lsh.co.uk  
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Alternatively you can contact the landlord direct:  
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