

ANDREW+
ASHWELL

To Let – 1,460 Sq M (16,270 Sq Ft)

Unit 2F Old Dalby Business Park, nr. MELTON MOWBRAY, Leices. LE14 3NJ

£3.07 psf. | Secure site with CCTV | Controlled entrance / site manager | Short term flexible lets | Close to A46

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 A46 is close by and is a dual carriage direct from from J21a of the M1 to the south-west, across to the A1 at Newark and north. The location is therefore well suited for distribution to the midlands and UK.

SAT NAV: LE14 3NJ

Google Maps: <https://goo.gl/maps/DzC6fjkGcGF2>



RATING ASSESSMENT

Rateable Value (2017): £31,000
U.B.R (2016/2017): £0.497
Est. Rates Payable (2016/2017): £15,407

Rating information is for guidance purposes only and should not be relied upon.

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DESCRIPTION

Unit 2F comprises secure warehouse premises constructed with brick walls around a steel truss frame, with internal clearance typically of c.4.4m. (14.5ft.).

The accommodation is mainly open warehouse with concrete floor, served with loading doors at each end of the premises.

The property is fully self contained with separate 3 phase electricity, WC's, Electric loading door, partitioned offices and IT connectivity.

There is a large yard and car park to the front with ample room for HGV parking.

ACCOMMODATION

DESCRIPTION	SIZE (SQ.FT)	SIZE (SQ.M)
Ground Warehouse	15,723	1,460.7
Ground Offices	547	50.8
TOTAL	16,270	1,511.5

TERMS

The premises are immediately available by way of a new full repairing and insuring lease with estate service charge (approx. 0.20 psf) and initial rent of **£50,000pa (£3.07psf)**



VIEWING

Strictly by appointment with the joint agents

Andrew + Ashwell Chartered Surveyors
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