

# To Let

---

Secure warehouse premises on competitive terms.

---



**UNIT 5 A-C, OLD DALBY BUSINESS PARK, STATION ROAD, OLD DALBY, MELTON MOWBRAY. LE14 3NJ**

4,723 Sq M (50,840 Sq Ft)

£152,700 per annum (£3.00psf)

- 34,607 Sq Ft to 50,840 Sq Ft
- Secure site with CCTV
- Controlled entrance / site manager
- Short term flexible lets
- Close to A46

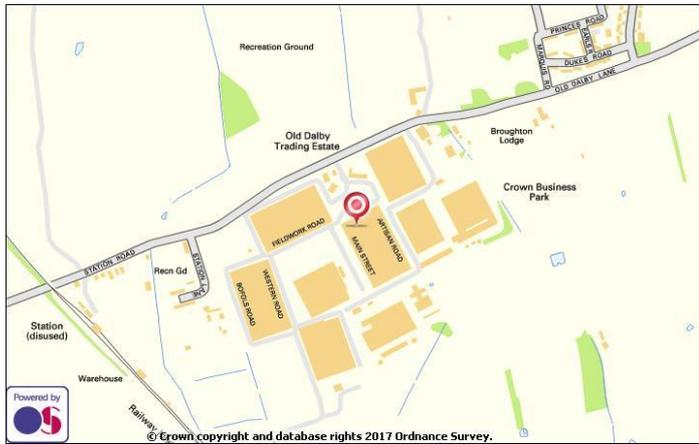
## LOCATION

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>



## DESCRIPTION

Unit 5 A-C 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 part of a larger unit can occupied as a whole or divided into two separate units.

## ACCOMMODATION

DESCRIPTION	SIZE (SQ.FT)	SIZE (SQ.M)
Ground Warehouse (Bays A-B)	34,607	3,215
Ground Warehouse (Bay C)	16,233	1,508
<b>TOTAL</b>	<b>50,840</b>	<b>4,723</b>

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

## RATING ASSESSMENT

The premises are currently rated as part of a larger unit and rates will be reassessed upon occupation.

The current rating assessment equates to rates payable of approximately £0.52 psf

For further information see <https://www.tax.service.gov.uk/view-my-valuation/detail/current/4062485000?draftTabRequired=true>

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

## TERMS

The premises are immediately available by way of a new full repairing and insuring lease with estate service charge (approx. £0.20psf) and initial rent of **£152,700pa** (£3.00psf). The premises can be divided with **Unit A-B of 34,607 Sq Ft at £104,000pa**, Rents are subject to VAT.



## VIEWING

Contact:

**Mr Malcolm Grayson BSc MRICS**  
[mdg@andash.co.uk](mailto:mdg@andash.co.uk)

**ANDREW+**  
**ASHWELL**

**0116 254 1220**  
**andash.co.uk**