

Melton Mowbray

Warehouse 4, Lower Hall Farm, Burton Lazars

Warehouse with Workrooms

£5,000 a year

The premises are sited at the corner of a larger building at Lower Hall Farm, which is approached via Lime Street and Hall Drive. They may also be suitable for light manufacturing use. The access is not suitable for heavy goods vehicles.

Warehouse: 39ft x 30ft within integral cabin.

Adjoining Office or Workroom: 14ft x 19ft with views towards Burrough Hill.

W.C.

3 car parking spaces

Fittings: A ramp, a compressor and a propane/diesel forklift truck, the property of the outgoing tenant, may be available for purchase.

Services: Mains electricity; shared water and sewerage. The oil fired central heating system installed by a previous tenant is de-commissioned and the property is offered unconditioned, therefore no Energy Performance Certificate will be commissioned.

Rateable Value: £2,750 (2010 list)

Postcode: LE14 2UP

Terms: A two or three year tenancy is offered, with the landlord responsible for roof maintenance, at a rent of £3,800 a year.

Agreement Fee: £175 plus VAT

Viewing: Apply to Shouler & Son, 1 Wilton Road, Melton (01664) 560181

County Chambers, Kings Road, Melton Mowbray, LE13 1QF
(01664) 560181 commercial@shoulers.co.uk www.shoulers.co.uk

You should verify the information on these particulars before entering into any contract to take the property