

Melton Mowbray 2 & 3 Old Dairy, North Street Offices & Workrooms – 1,800 sq ft To Let

Upper ground and first floor premises in a refurbished Victorian mill, situated in the central business district north of Norman Way. These are pleasantly presented with laminate flooring, suitable for clean commercial use.

Gross Internal Area: 1,800 sq ft, each floor being a 900 sq ft rectangle partitioned into various sized rooms including a wc and kitchenette.

Services: Mains 3-phase electricity and water, both separately metered to each floor. Storage heating. An Energy Performance Certificate is available at www.ndepcregister.com ref: 0195-0127-5030-7400-6023.

Rateable Value: £4,450 (2010 list)

Terms: The property is available on a three year agreement at £8,000 a year. Rent is payable quarterly in advance, and there is a service charge to cover buildings insurance, fire alarm, window cleaning, goods lift, maintenance of common areas and external decoration. The service charge is currently £391.50 a quarter.

Postcode: LE13 1NL

Viewing: Apply through Shouler & Son, 1 Wilton Road, Melton Mowbray, Tel: 01664 410166

