

## Melton Mowbray

Thorpe Road

**Trade Counter Warehouse or Factory – 11,576 sq ft**  
**£54,000 a year**

An excellently designed and built modern portal steel framed building with dwarf block walls and profile steel clad upper parts. The building has production grade floors and is fully insulated, with access to the workshop space by two electrically operated roller shutter doors. There is an extensive suite of ground and first floor offices within the building together with a trade counter area. The building benefits from a six metre canopy to the front elevation and is fully alarmed. There is an adequate loading and parking area within the site.



**Gross Internal Area:** 11,576 sq ft plus 895 sq ft mezzanine

**Internal Eaves Height:** 18 ft

**Goods Door:** 14' 9" high by 17' 9" wide

**Workshop:** 10,614 sq ft with two store cupboards, disabled wc, male and female wc's, cupboard for oil tank

**Reception Area:** 360 sq ft with trade counter

**General Office:** 185 sq ft

**Staircase to First Floor: Two Offices** (300 sq ft and 155 sq ft). Store Room (57 sq ft), male and female wc's, kitchen (70 sq ft max), further storeroom (344 sq ft including raised storage plinth)

**Services:** Mains electricity (3 phase), oil fired central heating, water and drainage, Energy Performance Certificate available at [www.ndepcregister.com](http://www.ndepcregister.com), ref: 0511-0631-0650-9229-3096

**Rateable Value:** Not separately assessed

**Terms:** A full repairing and insuring lease of 12 years is offered with four-yearly rent reviews at a commencing rent of £54,000. The building has been designed to be divided into two units. Proposals to take either portion will be considered at a pro-rata rent.

**Postcode & Location:** LE13 1SQ. The entrance to the premises is via Dee Close, off Thorpe Road

**Viewing:** Apply to the agents, Shouler & Son, 1 Wilton Road, Melton Mowbray, LE13 0UJ  
Tel: 01664 410166

County Chambers, Kings Road, Melton Mowbray, LE13 1QF

(01664) 560181 [commercial@shoulers.co.uk](mailto:commercial@shoulers.co.uk) [www.shoulers.co.uk](http://www.shoulers.co.uk)

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