

## Melton Mowbray 4 Old Dairy, North Street Offices & Workroom – 900 sq ft To Let

Light and airy top floor suite in a handsome Victorian mill situated in the central business district north of Norman Way. The suite is approached by the external steel staircase at the rear.

The office, kitchen and toilet areas are well appointed, insulated and heated and take up about 40% of the space. The workroom is open to the loft with storage space over the offices. There is a connecting door to No.8 for fire escape and occasional goods delivery by lift.

**Gross Internal Area:** 900 sq ft



**Services:** Mains 3-phase electricity and water. Storage heating. An Energy Performance Certificate is available at [www.ndepcregister.com](http://www.ndepcregister.com) ref: 0510-0330-9759-5907-2002.

**Rateable Value:** £1,600 (2010 list)

**Terms:** The property is available on a two or three year agreement at £2,000 for the first year and £3,000 a year thereafter. Rent is payable quarterly in advance and there is a service charge to cover buildings insurance, maintenance of common parts and external repairs. The service charge is currently £195.75 a quarter.

**Postcode:** LE13 1NL

**Viewing:** Apply through Shouler & Son, 1 Wilton Road, Melton Mowbray, 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