

## Melton Mowbray

### 44 Pate Road

#### Modern Factory Warehouse with mezzanine

**£9,000 pa**

A terraced factory unit on Leicester Road Industrial Estate.

**Gross Internal Ground Floor Area:**

1,650 sq ft

**Gross Internal Eaves Height:**

16 ft

**Mezzanine:**

1,400 sq ft



The working areas are served by a sliding folding goods door and internal loading well up to the mezzanine.

The amenity block consists of hall, wc, and office.

Access from Digby Drive is by tarmac drive between TEK Seating and Peter Collins Organs. Outside the unit are five car park spaces.

**Services:** Mains 3 phase electricity, gas fired central heating, gas blow heater, water and drainage. An Energy Performance Certificate is available at [www.ndepcregister.com](http://www.ndepcregister.com), reference no. 0770-2972-0320-7060-4070.

**Rateable Value:** £8,600 (2010 list)

**Terms:** A new full repairing and insuring lease is offered for a minimum of three years at £9,000 a year plus VAT. The incoming tenant will pay the cost of preparation.

**Adjoining Premises:** No.46 Pate Road, two storey stores and offices, is also available to let.

**Postcode:** LE13 0RG

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

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

