

Melton Mowbray

22 Pate Road

Modern Industrial Unit – 1650 sq ft

£7,000 a year

An end terraced industrial unit built 20 years ago on the Leicester Road Industrial Estate. The property is laid out as a workshop with reception and office along the south side overlooking a garden, the whole standing on a larger than average plot. The interior will be decorated prior to letting and the offices newly carpeted.



Gross internal Floor Area: 1650 sq ft

Main Workshop: 10ft sliding folding goods door, airline with compressor hose outside, secure store or laboratory, sink unit.

Office Suite: Reception, two offices and w.c.

Outside: 9 car parking spaces

Services: Mains gas central heating (wet radiator and blower), 3 phase electricity, water and drainage. An Energy Performance Certificate is available at www.ndepcregister.com ref 0770-7096-0361-1990-9074.

Rateable Value: £7,500

Postcode: LE13 0RG

Tenancy: The property is available on a new three year tenancy with the tenant responsible for the insurance premium and for all repairs except the roof.

Viewing: via sole agents Shouler & Son, 1 Wilton Road, Melton Mowbray. 01664 410166

VAT: The property is currently exempt from VAT.

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