



TO LET

£14,000 Per annum

UNIT B2, THORPE ROAD
MELTON MOWBRAY
LE13 1FU

- Incentives available
- 1,401 sq. ft. GIA
- Full Managed Secure Estate
- No Motor Trades

LOCATION

Rotherhill Business Park is located to East of Melton Mowbray town centre and has frontage access to the A607, Thorpe Road. This location is approximately 20 miles from Nottingham and 17 miles from Leicester and allows easy access to the A46 and A1.

DESCRIPTION

The gated site is a fully managed and secure estate with a range of small industrial and hybrid business units. The Business Park is within walking distance of Melton Mowbray town centre.

The Property is of steel portal frame construction under a pitched profile clad roof. The building benefits from 3 phase power, LED lighting, fire alarm system, fitted BT point to facilitate broadband/fibre connection, electric roller shutter door and accessible WC. The floor to ceiling height within the warehouse area is approximately 6 metres.

There are three designated car parking spaces for the Property plus additional parking for visitors.

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition. Total Gross Internal Area: 1,401 Sq. Ft. (130.2 Sq. M.)

BUSINESS RATES

The Business Rates will be assessed on completion of the units and interested parties should contact Melton Borough Council for further details.

EPC

The Property has an EPC Rating of B (39).

TERMS

Rent £14,000.00 per annum plus VAT.
Lease terms to be agreed on the basis of a full repairing and insuring Lease.

VAT

The Property is VAT elected. All prices are quoted excluding VAT.

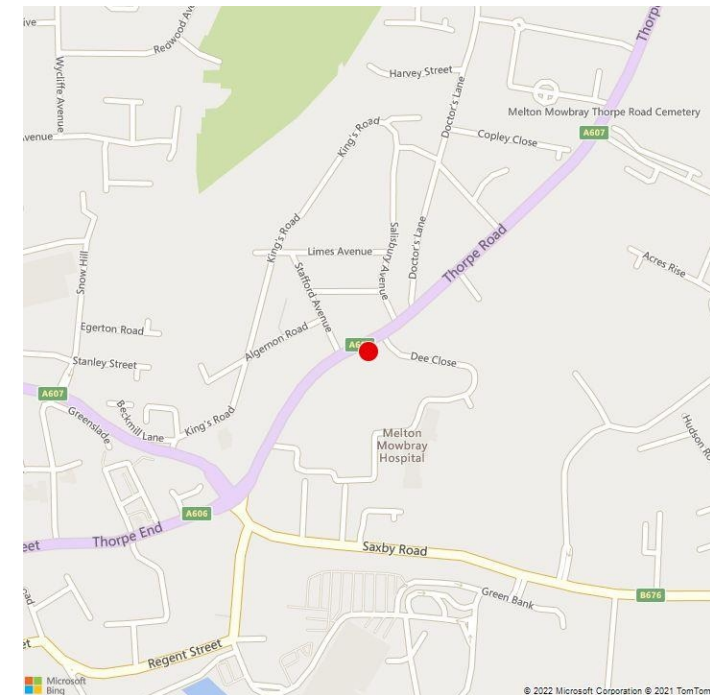
LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to

accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

