



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**TO LET**

£9,500 Per annum

UNIT C3 ROTHERHILL BUSINESS PARK  
THORPE ROAD  
MELTON MOWBRAY | LE13 1FU

- Incentives available
- 1,159 sq ft GIA inc Mezzanine
- 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 fully managed and provides a secure estate with a range of small industrial and hybrid business units. The Property is of steel portal frame construction under a pitched profile clad roof. The building benefits from a full mezzanine floor with office fit out as above, 3 phase power, WC and electric roller shutter door. The floor to ceiling height within the warehouse area is 3.34 metres. The first floor office area benefits from a suspended ceiling with LED lighting, perimeter trunking, kitchen/tea making facilities including a range of fitted base and wall units with tiling to water sensitive areas and a BT point to facilitate broadband/fibre connection. There are two designated car parking spaces for the Property plus visitor spaces.

## ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition. Total Gross Internal Area including mezzanine floor: 1,159 sq ft (107 sq m).

## SERVICE CHARGE INFORMATION

There will be a service charge in place for a management company to maintain and upkeep the communal areas of the estate. Further information is available on request.

## BUSINESS RATES

The Unit has a Rateable Value of £6,100 according to the Valuation Office's website. For further enquiries please contact Melton Council.

## EPC

The Property has an EPC Rating of C.

## TERMS

Rent £9,500 per annum plus VAT.  
5 Year Lease on the basis of full repairing and insuring terms. Other lease profiles are available by negotiation.

## VAT

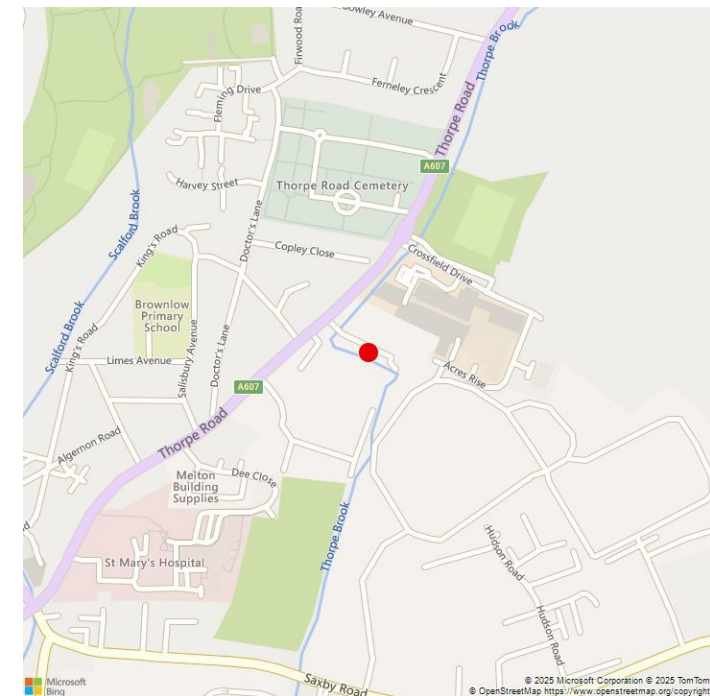
The Property is VAT elected. All prices are quoted excluding VAT.

## LEGAL COSTS

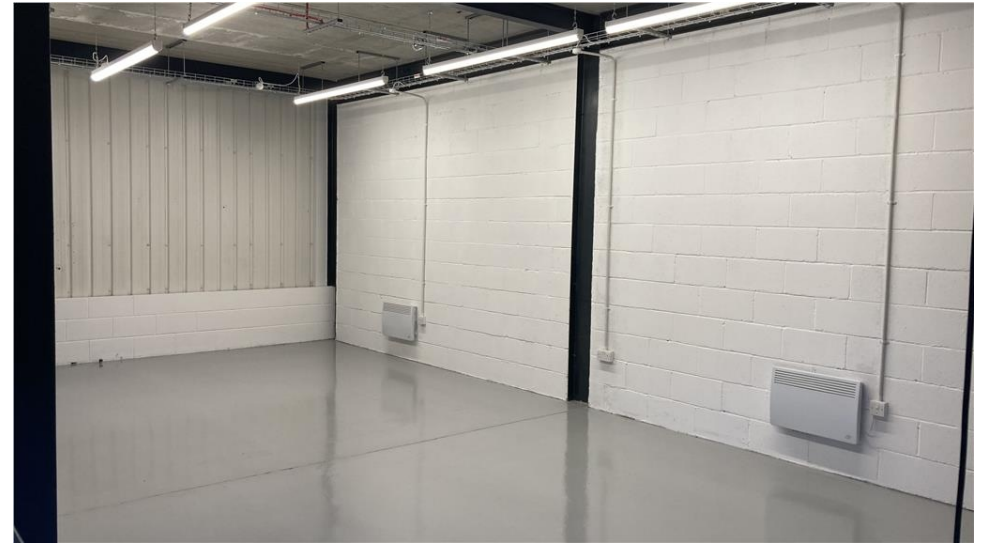
Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor







#### 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.