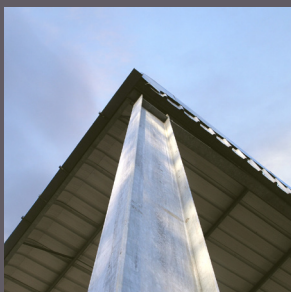




BURROUGH COURT

OFFICES ♦ MEETING ROOMS ♦ BUSINESS UNITS

Unit 20



LEICESTERSHIRE'S
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Warehouse To Let

Located just 6 miles from Melton Mowbray, 8 miles from Oakham
and 15 miles from Leicester.

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Unit 20 - £80,000 + VAT per year

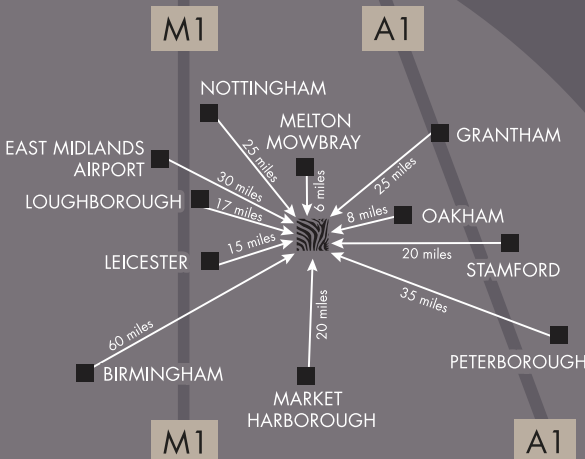
A 30m x 30m (900m² / 9,687 sq.ft.) warehouse with 12m x 17.5m (210m² / 2,260 sq.ft.) mezzanine with entrance lobby and ground floor office.

12,220 sq.ft.
1,135 sq.m.

Asking rent just £6.50 per sq.ft + VAT.



-  Renewable electricity with on-site solar
-  Heated by biomass
-  8m eaves with 10m ridge
-  5m high roller shutter doors with access across large concrete apron
-  3 phase electricity
-  CCTV
-  Large apron for car parking and loading
-  Access to 1GBps leased line
-  Highly insulated walls and roof



Terms and conditions

Rent & Lease Terms

Minimum 5 year FRI lease. Rent payable quarterly in advance plus VAT.

Utilities & Service Charge

£1,500 plus VAT per quarter, metered electricity, heating and water payable in addition.

Internet

Access to 1GBps ultrafast broadband, by separate agreement.

Car Parking

There is extensive parking available.

Rates

Rateable value £31,250 with indicative rates payable of £15,594. Rates are payable direct to Melton Borough Council.

EPC

The Energy Performance Certificate rating is C (51).

Disclaimer

These particulars are set out for general outline and do not constitute or form part of an offer or any contract. Areas and distances are approximate only. They are not to be relied upon as statements or representation or fact.

Particulars dated: September 2024.

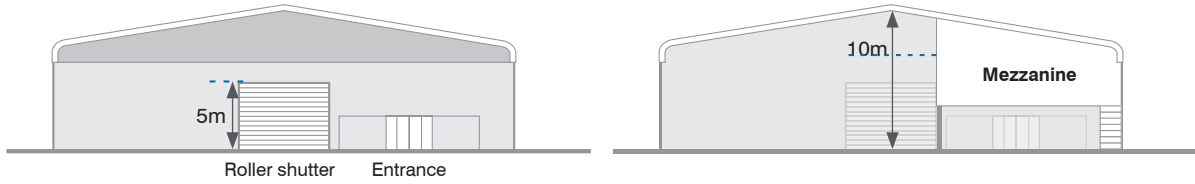


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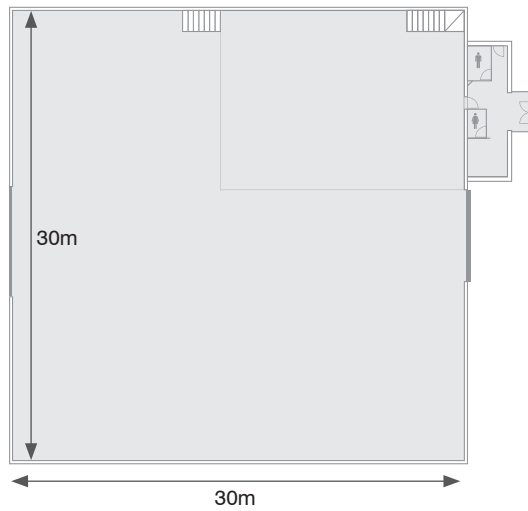
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Unit 20 - £80,000 + VAT per year

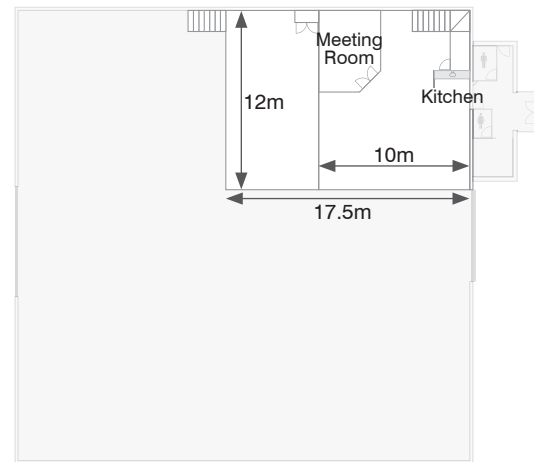
East Elevation



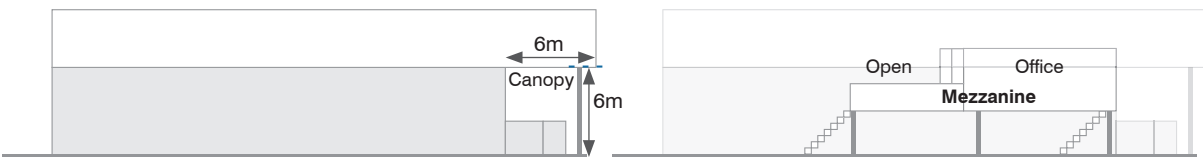
Ground Floor



Mezzanine Floor



South Elevation





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