



Old Dalby Enterprise Village, Old Dalby, Melton Mowbray, LE14 3NQ

1517 Sq Ft each Unit inc Mezz

4 Units available to Let

Crown Business Park, Old Dalby

High spec units with views

Ready to occupy end 2022

Location

These new build Industrial Units are located on the popular Crown Business Park in Old Dalby, well positioned just off the A606, and close to the A46, given direct access to the M1 and M69/M6 Motorways.

The Business Park is situated 7.5 miles Northwest from Melton Mowbray, 18.5 Miles Northeast of the City of Leicester via the A46 and 16 miles Southeast of Nottingham City Centre via the A606. Other local towns and cities close by include Oakham, Loughborough, and Grantham. The Park is approximately 39 acres comprising mainly warehouse and manufacturing accommodation. The Park has a gated entrance with CCTV monitoring and secure perimeter fencing.

Property Description

Currently Under Construction, these industrial units have countryside views and are being developed to a high specification with each unit benefiting from:

- Steel portal frame construction
- 10% roof lights
- Internal clearance to eaves of 7m
- Roller shutter door access
- Solid concrete floor
- 3-phase power
- Fully fitted first floor offices

Accommodation

5 Units each measuring 1,517 Sq ft each - unit 5 is let agreed. Units 1-4 remain fully available.

Amenities

Bus services to Melton Mowbray run from Old Dalby village approximately 7 times a day Monday to Saturday. There are food outlets within the Industrial estate.

Services

All mains' services are connected to the properties to include mains drainage, gas and electric. These services have not been tested by the agent.

Terms

Offered for let on new 5 year fully repairing and insuring leases, units will be ready to occupy by the end of 2022. A 3 month deposit and references or a Personal Guarantor will be required. The tenant will be responsible for a share of the Buildings Insurance which is arranged by the Landlord

Rates

Once the units are completed the properties will need to be assessed for rates.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

Ample parking will be available for tenants and visitors to the site.



Contact Details

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