



TOYOTA

MATERIAL HANDLING

TO LET 135,870 SQ FT
from just £2.25 psf (Subject to lease length and covenant)

- **Flexible lease terms to match your contract**
- **Occupation available within 24 hours**
(subject to agreement)

WITHIN 3 MILES OF A46 - [Get directions](#)



Unit 3
Old Dalby
Business Park

Old Dalby Lane, Old Dalby,
Melton Mowbray, LE14 3NJ

[///success.absorbing.qualify](http://success.absorbing.qualify)

olddalbybusinesspark.co.uk

VALE ELECTRICS
ELECTRICAL CONTRACTORS

wefab
Retail

CHOYCE
COMPONENTS

TOYOTA
MATERIAL HANDLING

TOYOTA
MATERIAL HANDLING

FUN:BIKES

TOYOTA
MATERIAL HANDLING



UNIT 3

Planning
approved for
25,000 sq ft

A46
3 miles / 7 minutes

Specification



5.5m eaves
(approximately)



4 level access
loading doors



Integrated office
accommodation and
kitchen facilities



Large yard areas
available by
separate negotiation



Secure estate with
barrier-controlled access
and on-site security

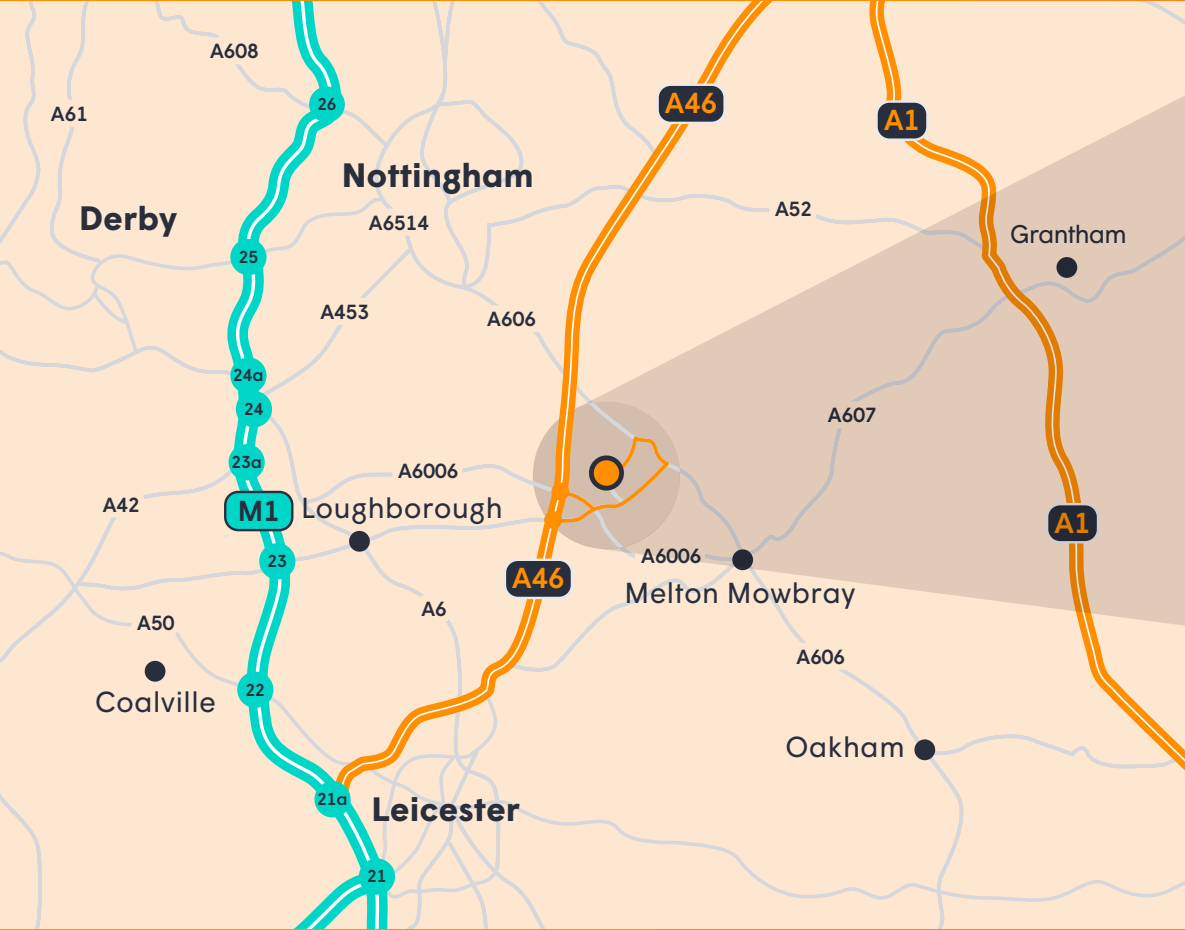


CCTV coverage and
ANPR monitoring



Good power availability
suitable for a range of
operational uses

Location



Population

Nottingham

345,200

Leicester

392,000

Loughborough

64,000

Melton Mowbray

28,500

Source: Google

Travel Times

Location	Distance (Miles)	Time (Mins)
A46	3	7
Melton Mowbray	7	15
Loughborough	12	25
M1, Junction 22	21	28
Nottingham	16	34
A1 via Broadgate Road	20	34
Leicester	16	30
Grantham	20	35
Derby	28	48
Peterborough	43	63

Sat Nav: LE14 3NJ ///success.absorbing.quality

Accommodation

The accommodation was measured on a GIA basis and extends to the following:

Unit	Sq Ft	Sq M
3	135,870	12,623

Open storage yard options
from 0.5 acres to 2 acres

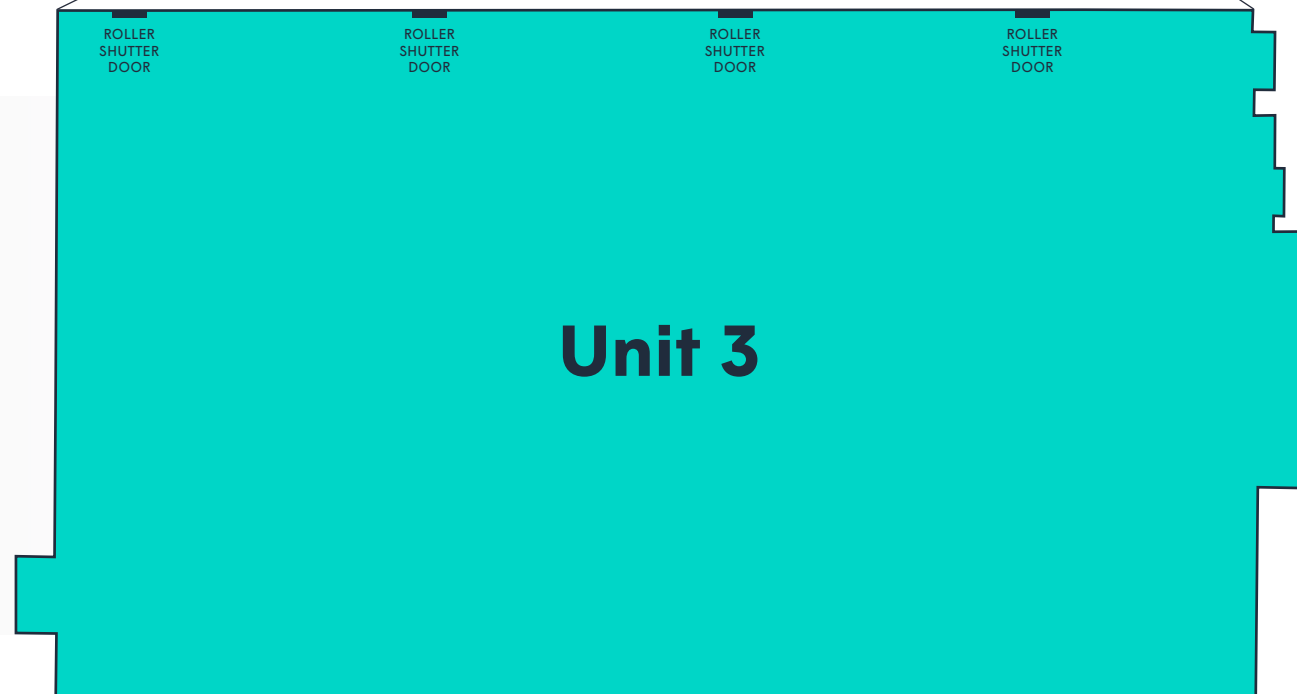
(subject to separate negotiation).

Site
Entrance



Flexible Occupational Solutions

- Short-term storage
- Contract-led occupations
- Project-based requirements
- Overflow warehousing
- Longer-term operational bases
- Expansion space available





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Further Information

Terms

The unit is available on a new Full Repairing and Insuring lease.

Quoting rent: £4.50 per sq ft.

Subject to covenant strength, lease length and occupational requirements, attractive incentives are available which may provide an effective starting rent from £2.25 per sq ft*.

*Subject to lease terms and availability.

Estate charge

The current budget for 2026/27 is £0.48 per sq ft (£32,299 for the current year).

Business rates

Unit 3 has a rateable value of £305,000. The rates payable for 2026/27 are £146,400 per annum. Interested parties should make their own enquiries with the Local Authority.

EPC

The unit has a current EPC rating of B.

Viewings

For further information or to arrange a viewing please contact the joint agents:



Darran Severn
07917 460 031
darran@fhp.co.uk

Anthony Barrowcliffe
07557 972 008
anthony@fhp.co.uk



Jack Brown
07969 291 660
jack@tdbre.co.uk

Oliver Thompson
07837 191 054
oliver@tdbre.co.uk

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