

TO LET



Industrial/Workshop Premises

Unit 74
Snow Hill Industrial Estate
Melton Mowbray
LE13 1PH

- Self contained workshop/warehouse accommodation
- Forecourt loading and parking
- Suitable for a variety of uses
- Partial Small Business Rates Relief

249.77sq.m. (2,689 sq.ft)

Rent: £17,500 per annum



Industrial/Workshop Premises

Unit 74 Snow Hill Industrial Estate, Melton Mowbray, LE13 1PH



Location

The property is located on Snow Hill Industrial Estate just off Norman Way towards the north of Melton Mowbray town centre.

Melton Mowbray is situated approximately 19 miles north east of Leicester and 20 miles south east of Nottingham on the A607 and A606.

Description

The property comprises a mid-terrace industrial unit of steel portal frame construction under a pitched roof with steel profile cladding.

Internally the property provides a reception area leading to clear span production warehouse with solid concrete floor throughout. There is a small storage mezzanine above the reception area.

The property benefits from an up and over roller shutter door, an industrial space heater and forecourt loading and parking.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground	222.15	2,391
Mezz	27.62	298
Total GIA	249.77	2,689

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Current Rating Assessment

Charging Authority: Melton Borough Council

Rateable Value: £13,400

Rent

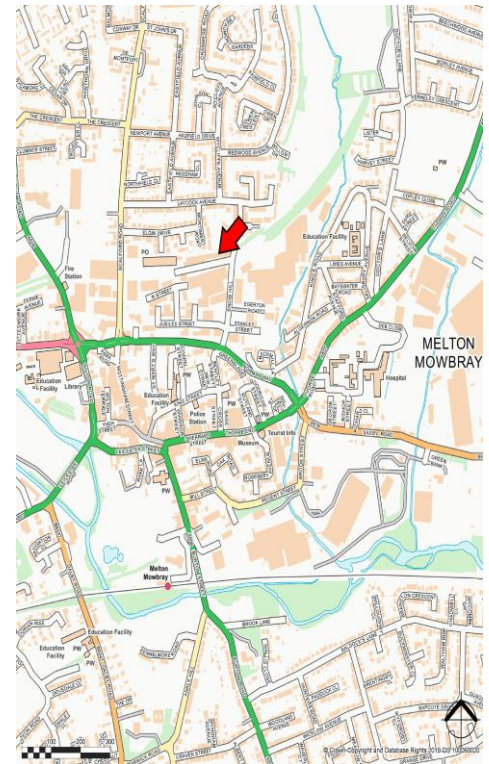
£17,500 per annum.

Lease

The unit is available on a Full Repairing and Insuring lease for a term of years to be agreed upon completion of legal formalities.

Service Charge

There will be a service charge payable for communal parts and mains services. Further details are available on request.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Will Shattock

wjs@apbleicester.co.uk

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.