



Plot 3, Melton Commercial Park, Melton Mowbray, Leicestershire LE14 3JL

Open Storage Land

- ▶ **Regular shaped plot of 0.63 acres**
- ▶ **Up to 7 acres available**
- ▶ **Up to 2 MVA available on site**
- ▶ **CCTV monitored barrier control access to site**

For enquiries and viewings please contact:



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Location

Melton Commercial Park is located two miles north east of Melton Mowbray. The business park has direct road access via St Bartholomew's Way onto the A606, which links to the A46 trunk road, between the M1 at J21a and Lincoln, with connecting routes to Leicester, Nottingham, Grantham and Newark. The A1 (T) road is 9 miles to the east and the cities of Nottingham and Leicester are within a 30 minute drive time of the site.

Description

Plot 3 Melton Commercial Park comprises 0.63 acres of surfaced and predominately level open storage land.

Plots 1, 2, 5, 15a and 18 are also coming available as a result of a major car manufacturer vacating. The sites were previously used for vehicle storage but are suitable for a broad range of uses.

Accommodation

	Hectares	Acres
Total	0.25	0.63

The land has been measured using online digital mapping. Office measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand there are mains electric, water and waste connections to site. Subject to covenant, terms and cost it may be possible to bring services to the plot.

Planning

The Ashfordby Business Park Development Brief, approved in 2000, confirmed Melton Borough Council's willingness to accept the continued re-use for employment generation of the site. In addition Melton Commercial Park is allocated for employment uses in the emerging Local Plan. Interested parties are to make their own planning enquiries with the Local Authority.

Tenure

The accommodation is available to let on new lease for a number of years to be agreed.

Business Rates

The land is not currently assessed for rating purposes.

Rent

£15,750 per annum

Service Charge

There will be a service charge levied in respect of common areas including roadways, landscaping and security. The current years budget is approximately £4,100 per annum.

VAT

All figures quoted are exclusive of VAT. We understand that VAT is payable.

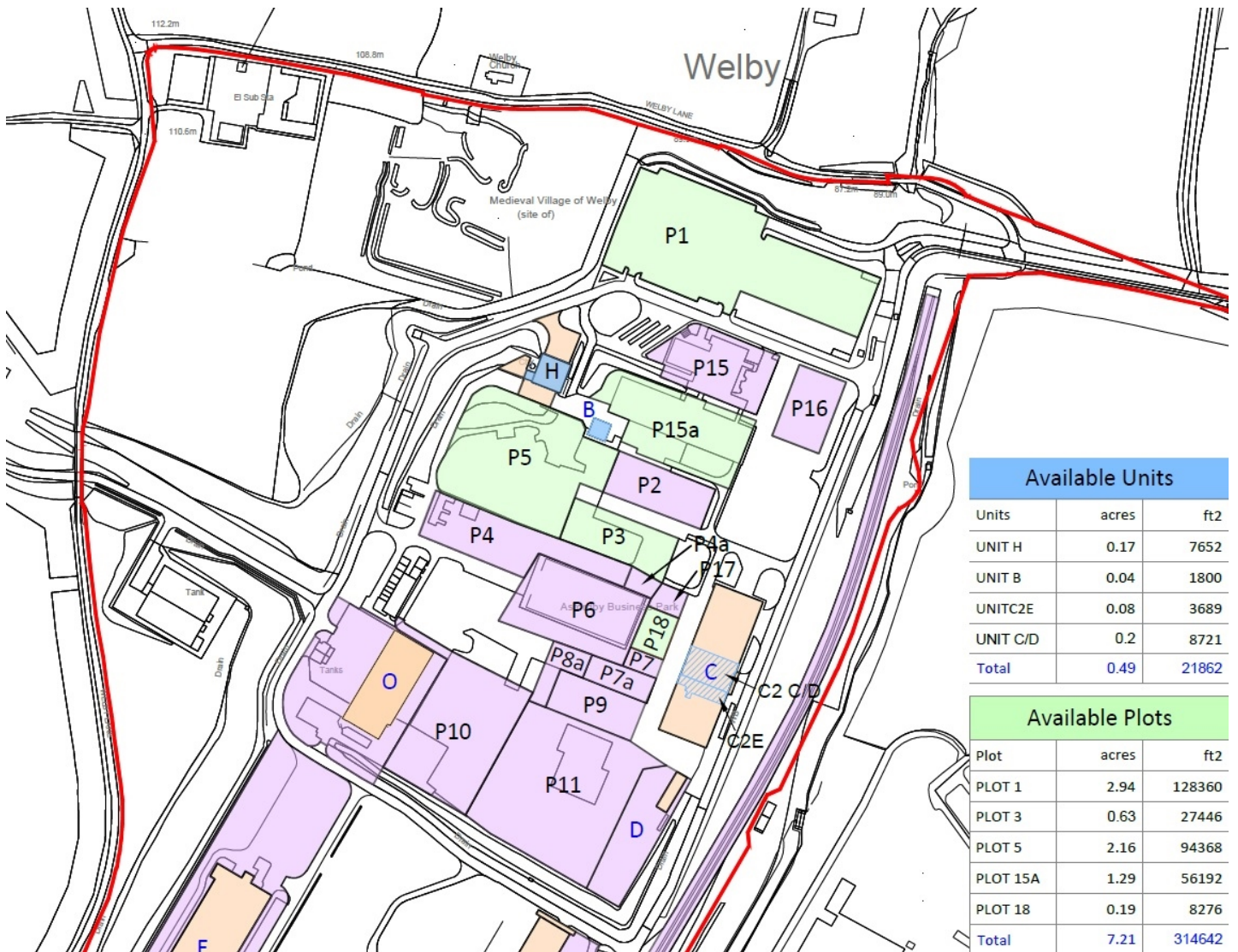
Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with Innes England or our joint agent: Knight Frank Tel: 0121 200 2220

Date Produced: 09-Sep-2020



Available Units		
Units	acres	ft ²
UNIT H	0.17	7652
UNIT B	0.04	1800
UNIT C2E	0.08	3689
UNIT C/D	0.2	8721
Total	0.49	21862

Available Plots		
Plot	acres	ft ²
PLOT 1	2.94	128360
PLOT 3	0.63	27446
PLOT 5	2.16	94368
PLOT 15A	1.29	56192
PLOT 18	0.19	8276
Total	7.21	314642

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