



Units 8A & 8B Middle Enterprise Road, Crown Business Park, Old Dalby, LE14 3BU

Premium Business Units For Sale

Guide Price £350,000 per unit

 **Shouler & Son**

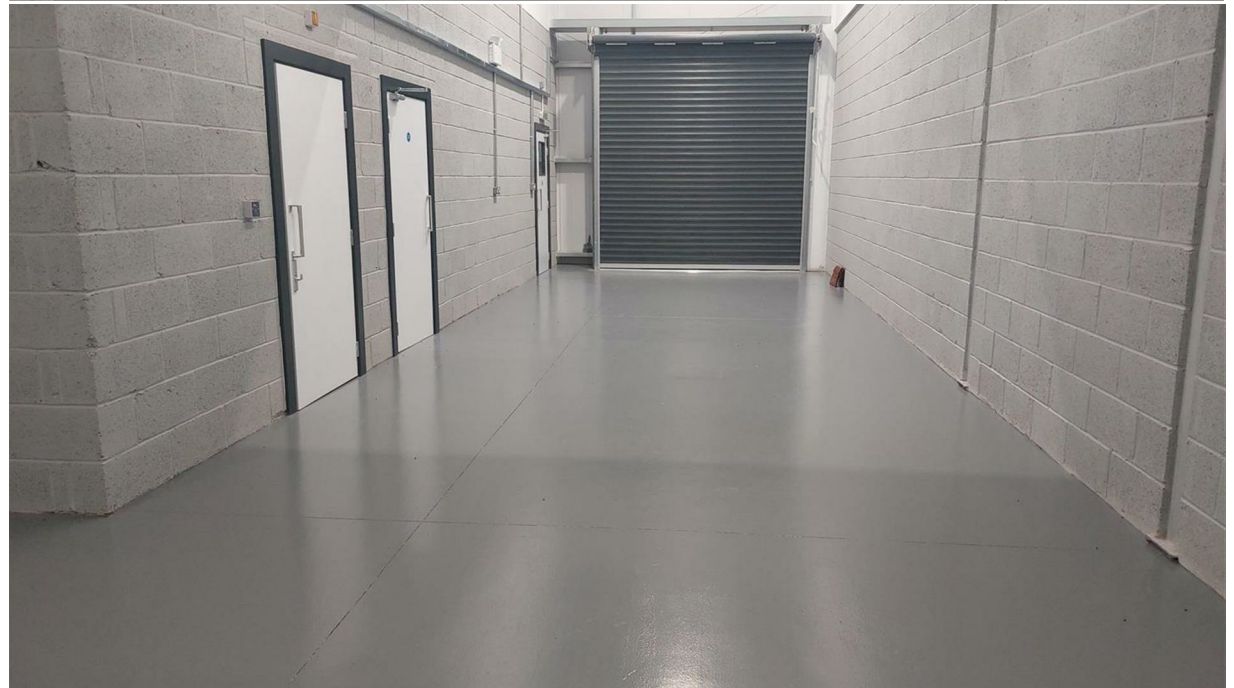
Land & Estate Agents, Valuers & Auctioneers

**Units 8A & 8B Middle  
Enterprise Road  
Crown Business Park  
Old Dalby  
LE14 3BU**

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An exceptional opportunity to acquire modern, high-specification commercial units located within the prestigious Enterprise Business Park, Old Dalby.

Positioned in an exclusive cul-de-sac location, these elite business units offers privacy, excellent accessibility, and dedicated on-site parking, making it ideal for owner-occupiers





## PREMIUM BUSINESS UNITS

Unit 8A – Currently tenanted for a further 3 years (lease details available upon request)

Unit 8B - Currently vacant

The properties are arranged over two levels and provides highly versatile accommodation suitable for a range of commercial uses including office, storage, or light industrial occupation (subject to planning).

### Key Features

- Modern high-specification commercial unit
- Carpeted upper floor/mezzanine accommodation ideal for office or additional workspace
- Quality fitted kitchen units finished to an excellent standard
- Dedicated private parking
- Attractive rural setting with far-reaching countryside views

## ACCOMMODATION

The ground floors provide practical open-plan workspace with full-height roller shutter access, ideal for operational use, storage, or workshop requirements.

The upper floor offers a well-finished and fully carpeted area, creating an excellent office or meeting space, complemented by beautifully fitted kitchen units to provide high-quality staff facilities.

The overall specification and finish create an impressive and professional business environment.

## Location & Transport Links

Enterprise Business Park (LE14 3BU) occupies a strategic location in Old Dalby, positioned between **Melton Mowbray, Leicester and Nottingham**, offering excellent regional connectivity.

The property benefits from convenient access to key trunk roads:

**A606** – Immediate access linking Melton Mowbray and Nottingham

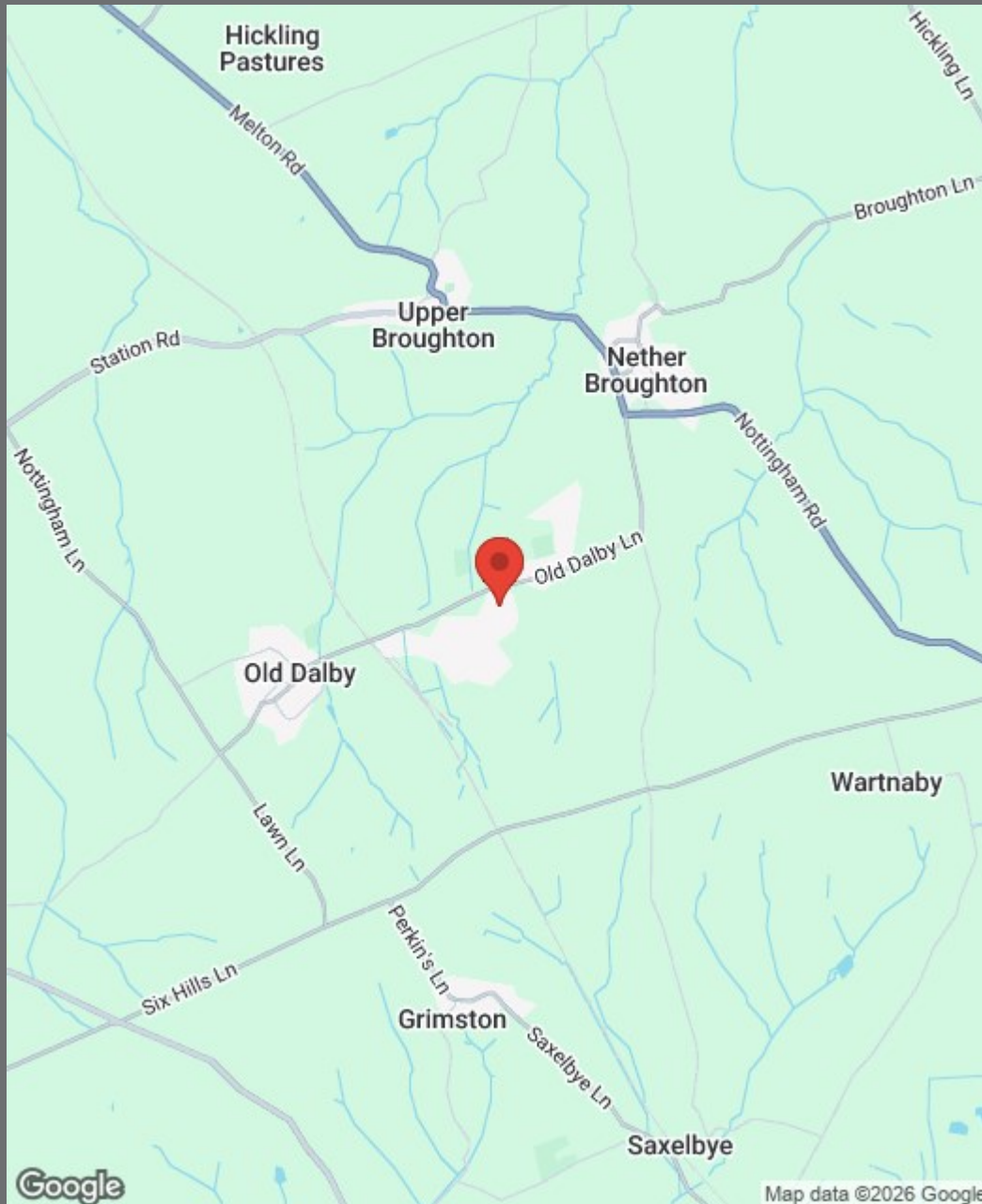
**A46** – Approx. 3 miles away, providing major north/south connectivity

**M1 Motorway (Junctions 23 & 24)** – Approx. 15 miles

**A1 Corridor** – Easily accessible via the A46 for national distribution

Strong access to **Leicester (13 miles)**, **Nottingham (13 miles)** and the wider East Midlands distribution network





**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- (01664) 560181 Option 5 Commercial

**SERVICES:** Mains electricity (metered), water and estate drainage

**RATEABLE VALUE:** TBC

**VAT:** VAT is payable on the sale of each unit

**EPC:** Energy rating of "B" valid until 20 June 2033

- Freehold Premium Units For Sale
- Guide Price: £350,000 per unit
- Each unit Approx. 1,517Sq. Ft
- Elite business park setting
- Private cul-de-sac position
- Excellent HGV and commercial vehicle access
- Beautiful countryside outlook
- High-quality internal finish throughout
- Services: Electric, water, drainage



County Chambers, Kings Road,  
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