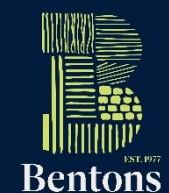




# 26a Burton Street

Melton Mowbray | Leicestershire | LE13 1AF

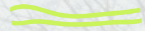


Bentons

INTRODUCING

# 26a Burton Street

*Melton Mowbray, Leicestershire, LE13 1AF*



## Property at a glance

First and Second Floor Office Space

Approximately 1,000 sq ft of Accommodation

Refurbished Interior

Three Separate Offices

Bathroom and Separate WC

Large Kitchen/Break Out Room

Four Car Parking Spaces

Town Centre Position

EPC Rating E

Immediately Available

Early Viewing Advised

## £600 pcm



# A Closer Look

This refurbished first and second floor offices is available to let immediately offering over 1,000 sqft. of space. Accessed via a ground floor independent access with stairs rising to a contained first and second floor, the property also benefits from a large car park to the rear providing off street parking for four vehicles and abutting Melton Mowbray town centre, car park and the park itself. The property has been previously let to an Accountants and early internal viewing is recommended.



## Ground Floor Entrance Hallway

Accessed via a solid door to the front elevation, corridor with rear door to the car parking and housing the electricity meters and internal door leading through to the stairway leading through to the first floor accommodation.

## First Floor Landing

With access to the second floor, understairs storage cupboard, further built-in cupboard and doors off to:-

## Kitchen

11'2" x 10'11" (3.4m x 3.33m)

Fitted with a range of wall and base units with laminate work tops and a stainless steel sink and drainer unit, tiling to the walls, wood effect vinyl flooring, a modern wall mounted electric heater and built-in cupboard, has a uPVC double glazed window overlooking the rear and the park beyond.

## Office One

18'3" x 14'11" (5.56m x 4.55m)

A large open plan office with two uPVC glazed windows to front elevation, fitted blinds, two ceiling mounted lights, numerous power points and telephone points surrounding the room and a modern wall mounted electric heater.

## WC

10'10" x 2'10" (3.3m x 0.86m)

Fitted with a two piece white suite comprising WC and wall mounted wash hand basin with wall mounted hot water tap, partial tiling to the walls and obscure glazed uPVC window to the rear and wood effect flooring.

## Second Floor Landing

A large space with natural light providing additional storage, built-in filing cupboard with wall mounted shelving and doors off to:-

## Office Two

17'3" x 14'10" (5.26m x 4.52m)

A second large open plan office with two uPVC glazed windows to the front elevation and fitted blinds, two strip lights to the ceiling, a central modern electric radiator and fitted shelving units to each side of the chimney breast and numerous power points.

## Office Three

10'11" x 10'6" (3.33m x 3.2m)

This office has superb elevated views out across the rear and the park beyond, uPVC glazed window, central heating radiator, ceiling pendant and power point.

## Wash Room

8'11" x 6'11" (2.72m x 2.1m)

Fitted with a white bath and wash hand basin with tiling to the walls, neutral vinyl flooring, obscure glazed window to rear elevation, modern wall mounted electric heater and built-in cupboard housing a replacement hot water tank.

## Outside

The property has a large car park for four vehicles accessed behind double gates. The car park itself is accessed via the Melton Mowbray Town Park car park.

## Agent's Note

The property is to let for immediate possession once the lease has been created, offered initially on an 18 months Lease with a starting rent of £7,200 per annum which includes car parking of up to four vehicles. The rent is payable monthly in advance. The Tenants will be required to pay £100 towards the application and references costs and if successful the tenants will be required to contribute half costs towards the Lease Agreement. The property may benefit from small rates relief, all enquiries regarding business rates should be directed to the Council. We will require a two months' rent deposit which will be returned upon vacant possession of the building subject to it being returned in a satisfactory order.

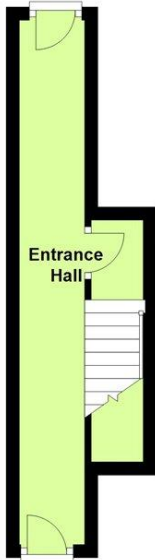
Please contact Melissa Hopson at Bentons for further enquiries or to arrange a viewing on 01664 563892 or [melissah@bentons.co.uk](mailto:melissah@bentons.co.uk).



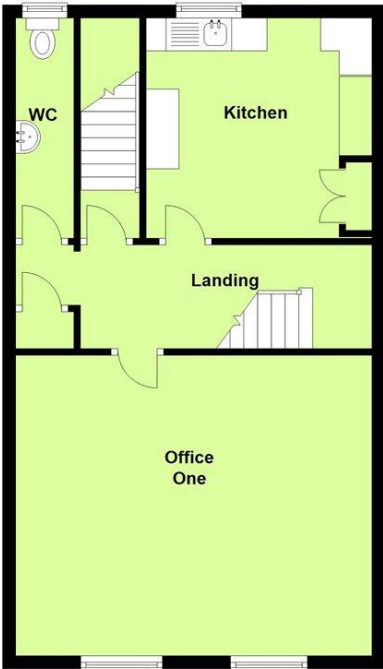


# Floorplan & EPC

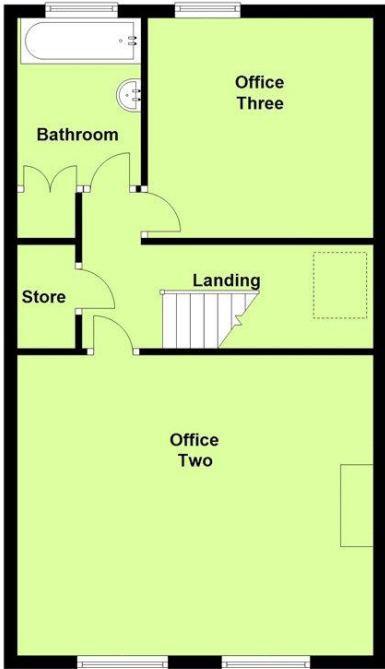
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating	
Very energy efficient - lower running costs	85
(92-) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



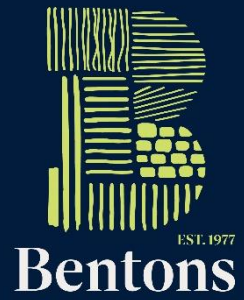
EST. 1977

# Bentons

East Midlands Property & Land Specialists



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