

TO LET OPEN STORAGE PLOTS AVAILABLE

A46 MELTON MOWBRAY
LE14 3JL

Melton Commercial Park

Available Now

2.6 acres of hardstanding

Available April 2020

Additional 4.9 acres of hardstanding

Additional Development land available

15 acres – Additional info on request



LAND AVAILABLE

An established business park location in Leicestershire

Up to 2 MVA available on site

Environment Agency discharge consent

Fantastic access to the whole of the UK transport network

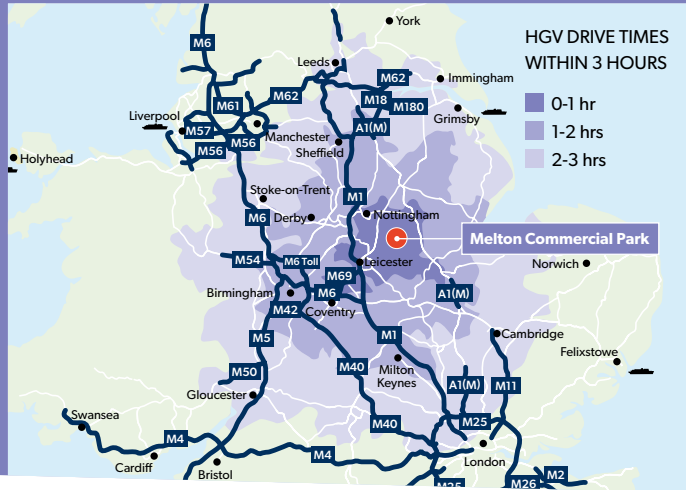
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LOCATION

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.



Source: www.drivetimemaps.co.uk



Source: ukhaulier.co.uk

HGV DRIVE TIMES

Drive times	Distance	Time
Melton Mowbray town centre	2.3 miles	8 mins
Leicester	21.7 miles	54 mins
Leicester J21a/M1	28.1 miles	58 mins
Grantham	18.7 miles	53 mins
Nottingham	20.4 miles	29 mins
Newark	29.1 miles	1 hr 4 mins

ENVIRONMENT AGENCY DISCHARGE CONSENT

The site has Environment Agency discharge consent, suitable for various industrial processing uses and a water abstraction licence.

Contact & further information



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TERMS

The plots are available on a leasehold basis.
Rent on application with the joint agents.

SERVICE CHARGE

There will be a service charge levied in respect of common areas calculated on a fair and reasonable basis.

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