



**Unit 7B Middle Enterprise Road, Crown Business
Park, Old Dalby, Melton Mowbray, LE14 3BU**
TO LET £19,500 per annum Approx. 1,750 Sq. Ft

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**Unit 7B Middle Enterprise Road,
Crown Business Park
Old Dalby
Melton Mowbray
LE14 3BU**

A new Modern Hybrid office/warehouse, with beautiful wood-clad facade, attractive countryside backdrop, ideal for small to medium-sized enterprises. Dedicated parking for 3 cars/vans.

The Business Park is nestled in the village of Old Dalby, to the north-west of Melton Mowbray just off the A606 and within close reach of the A46, offering swift access to the M1 motorway (Junctions 23 & 24), as well as Nottingham (13 miles north), Leicester (13–15 miles south), and Melton Mowbray (8 miles).





Unit 7B is situated toward the back of the Business Park on a no-through road which makes the area around the unit light on traffic, with views stretching over Lincolnshire and surrounding.

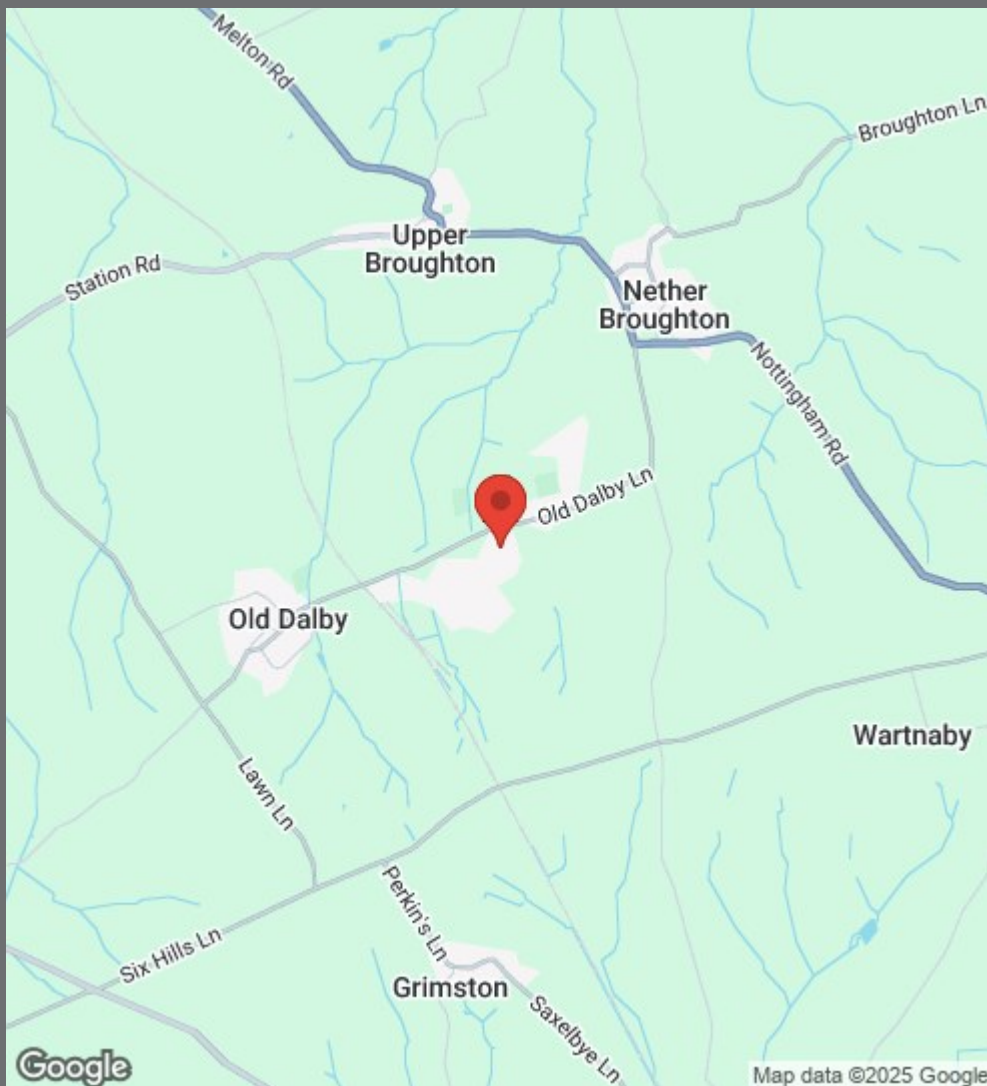
The unit itself has an internal area of 1750 sq. ft to include:

- Approx 1,115sq.ft ground floor
- Open stairs to approx. 610 sq. ft mezzanine, with loading gate
- Insulated steel portal framed unit
- Phase 3 power
- Carpeted office suite
- Dual W.C
- Fully fitted kitchen
- Parking aprox. for 3 cars/vans
- To include 500 sq. ft secure compound.

Recently completed to an incredibly high spec, insulated with eaves from ground floor level of 7 metres. Electric roller shutter leads onto an outside concrete apron with parking/loading for 3 vans/cars.

Property features:

- 3 Phase electric
- Super-Fast fibre broadband
- Full Fire Regulations
- Led Lighting
- Outdoor floodlights
- Outdoor water access



- New Modern Hybrid Office/Warehouse
- Available Immediately
- Approx. 1,750 Sq. Ft
- Ground Floor 1115 Sq. Ft
- Mezzanine Approx. 610 Sq. Ft
- Insulated Steel Portal Framed Unit
- Dual WC and Fitted Kitchen
- Parking up to 3 cars/vans
- Includes 500 Sq. Ft Secure Compound
- £19,500per annum

GENERAL INFORMATION

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

TERM: A new full repairing and insuring lease is offered for a minimum of three years.

SERVICES: Mains 3 phase electricity, mains water and drainage

EPC : TBC

VAT: Payable on Rent

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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Tel: 01664 560181 Option 5

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