



# THOMPSON'S BARN, SAXELBYE PASTURES

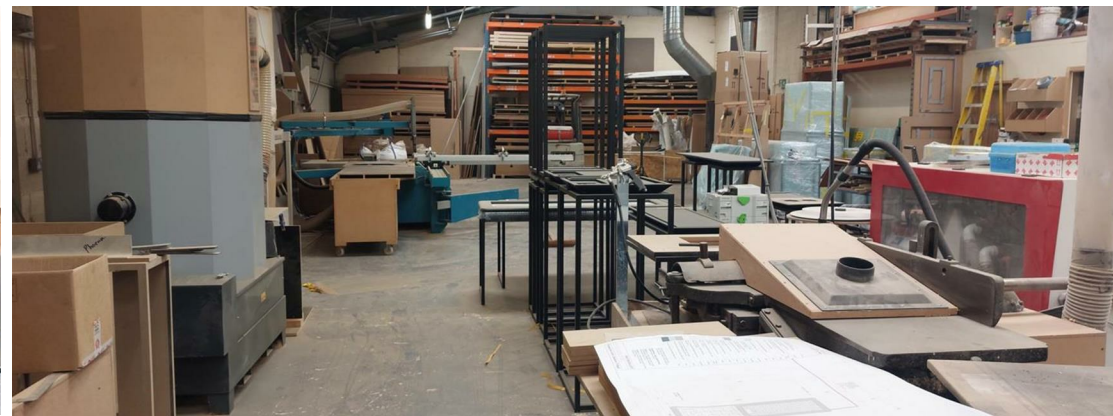
SAXELBYE, MELTON MOWBRAY, LE14 3NA

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

TO LET £30,000 per annum

Insulated Warehouse premises of approximately 5000 sq ft located within a small collection of business units in a pleasant rural location just off Six Hills Lane, 2.5 miles from Old Dalby, 3.7 miles from the A46, 1.5 miles from the A606 Nottingham Road and 5.9 miles from Melton Mowbray.

The property is located approximately 200 metres from Six Hills Lane midway between Grimston and Wartnaby just outside the village of Saxelbye.





## Insulated Warehouse/Workshop in a rural position:

- Net internal area: 5000sq ft (464sq m)
- Electric roller shutter: 10' 2" (W) x 11' 6" (H)
- 3 phase supply and fluorescent lighting.
- Minimum Eaves height: 9' approx.
- Ample car parking
- Communal welfare Unit onsite.
- Security gate and lighting



**VIEWING:** Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF Tel: 01664 560181

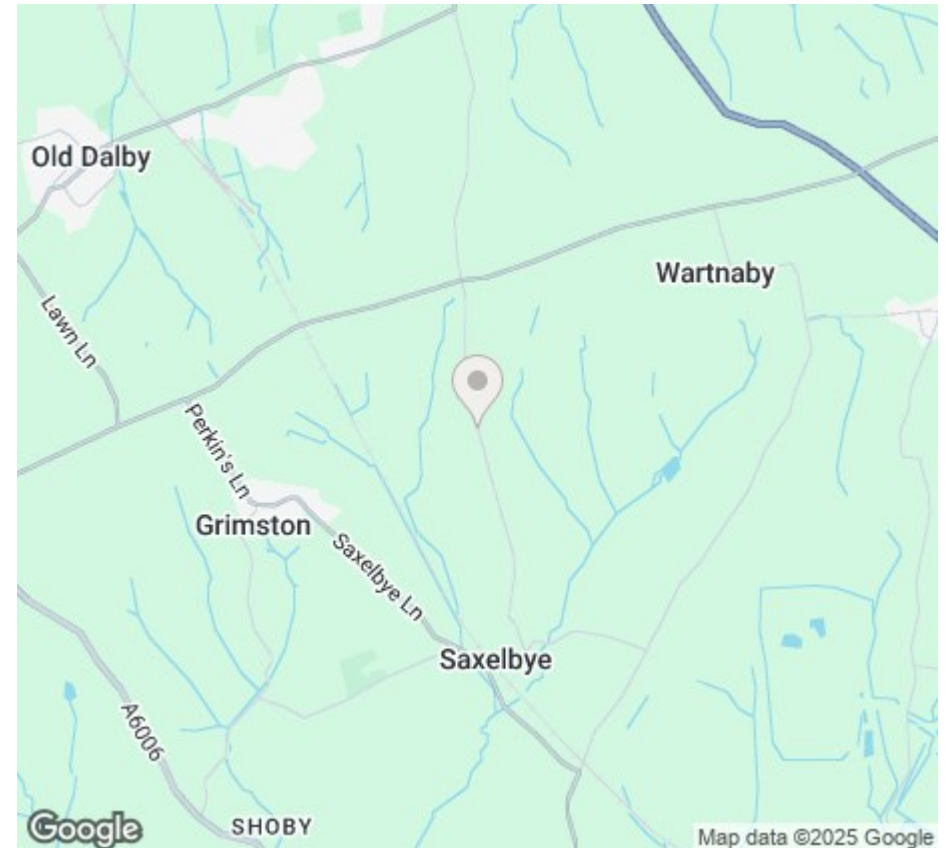
**TERMS:** A new 3 year lease on a tenant's internal repairing basis is offered.

**VAT:** We understand that VAT is not currently payable on the rent.

**SERVICES:** Mains electricity, water and private drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

**RATEABLE VALUE:** N/A

**EPC / N/A**



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