



**46 Pate Road, Leicester Road Industrial Estate,  
Melton Mowbray LE13 0RG  
To Let £14,000 per annum**

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



**46 Pate Road  
Leicester Road Industrial  
Estate  
Melton Mowbray  
Leicestershire  
LE13 0RG**

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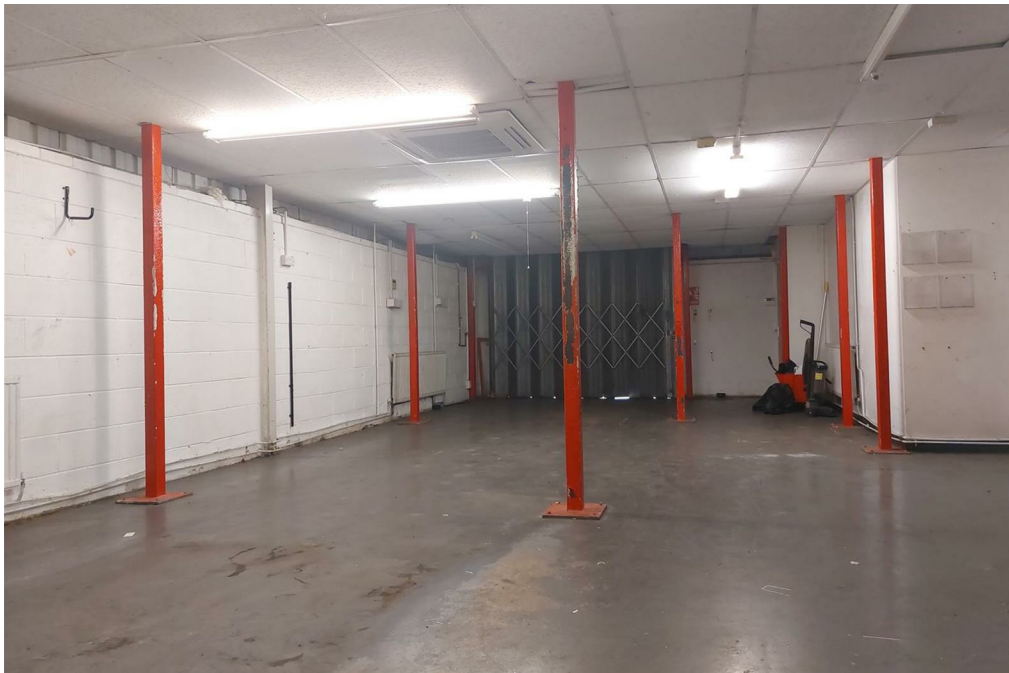
1,600 sq.ft two storey laboratories and offices available to let situated at the rear of Leicester Road Industrial Estate.

Leicester Road Industrial Estate is located just outside of Melton Mowbray's town centre and an excellent location with easy access to the A606, Leicester Road. This location is approximately 20 miles from Nottingham and Leicester and allows easy access to the A46, M1 and A1.

- Ground Floor workshop with sliding folding door ideal as an assembly area
- WC/Washroom
- First floor open workroom and meeting/refreshment room
- Four car parking spaces on front forecourt









- 1,600 Sq.ft
- Two Storey Laboratories and Offices
- Easy access to A607, A46, A1 and M1
- Excellent Location
- Desirable Industrial Estate
- Ground floor workshop
- Rare Opportunity
- £14,000 per annum

#### GENERAL INFORMATION

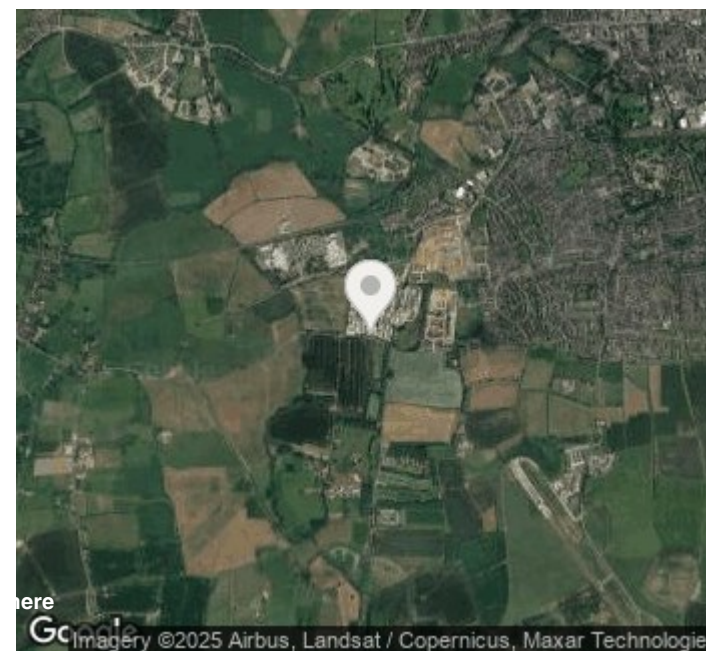
**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel-(01664) 560181 Option 5 Commercial

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

**SERVICES:** Mains 3 phase electricity, gas fired central heating, mains water and drainage

**RATEABLE VALUE:** £6,200

**VAT:** N/A



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

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